# \$4,900,000 - 8538 Franklin Avenue, Fort McMurray

MLS® #A2147396

### \$4,900,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

HOTEL OPPORTUNITY DOWNTOWN FORT MCMURRAY ALBERTA! This concrete constructed Hotel consists of 55 guest rooms. 25 Rooms with 1 Queen beds, 15 Rooms with 2 double beds, 8 King suites with kitchenette, 5 Room King Suites Rooms, 1 two bedroom suite with king beds and kitchenette. Amenities consists of Guest Laundry, Guest BBQ Area, Breakfast Room (small prep kitchen â€" they serve hot breakfast). Guest rooms at minimum are all equipped with TV, Fridge, Microwave, Keurig machine. Additionally there is a 2 bedroom/2 bathroom managers suite that is connected to a large storage room. The guest rooms have heat and A/C via PTAC units. The public areas and hallways are temperature controlled via Make Up Air Unit (MUA). The Lobby, Breakfast Room, and 1st floor Guest Rooms received a renovation in 2022 which consists of all of the hotels basement mechanicals. The hotel is located on 15Km from the Fort McMurray International airport, and in walking distance to Walmart, Grocery Stores and more. Call now for additional information.

Built in 1974

#### **Essential Information**

MLS® # A2147396 Price \$4,900,000

Bathrooms 0.00







Acres 0.00 Year Built 1974

Type Commercial Sub-Type Hotel/Motel

Status Active

## **Community Information**

Address 8538 Franklin Avenue

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 2J3

#### **Additional Information**

Date Listed July 5th, 2024

Days on Market 488
Zoning FRA1

Zoning F

# **Listing Details**

Listing Office ROYAL LEPAGE BENCHMARK

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