

\$425,000 - 101 Fraser Avenue, Fort McMurray

MLS® #A2174816

\$425,000

5 Bedroom, 2.00 Bathroom, 1,055 sqft
Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

Prime Downtown Multi-Use Commercial
Property

Discover an exceptional opportunity with this versatile property, uniquely positioned in a high-traffic, high-visibility downtown location. Zoned for commercial use, this property currently features a residential house with both upstairs and basement suites, along with a double car detached garage. Ideal for entrepreneurial spirits, it offers a flexible setup that allows you to live on-site in the basement while operating your business on the main level, or alternatively, transform the property entirely to suit your vision.

With existing tenants in place, this property generates cash flow from day one, making it a savvy investment while you plan for its future potential. Originally envisioned as part of a larger redevelopment project, individual lots are now available for entrepreneurs to create their own unique business spaces.

The property's prominent corner location is perfect for a range of service-based businesses—whether a nail salon, barber shop, boutique retail, or other ventures looking to capitalize on the visibility and traffic flow. This is more than just a location; it's a foundation for building equity and growing your business footprint in a prime area.

Highlights:



- Zoning: Commercial on a residential structure
- Location: High-traffic downtown corner with excellent visibility
- Current Setup: Upstairs and basement suites, double detached garage
- Investment Potential: Immediate cash flow from existing tenants
- Ideal For: Retail, salon, barber shop, service-based businesses
- Future Development: Opportunity to redevelop or remodel to enhance commercial use

Seize this chance to transition from renting to owning, enhance your business presence, and establish lasting assets in a premier downtown location.

Built in 1967

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2174816 |
| Price | \$425,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,055 |
| Acres | 0.17 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 101 Fraser Avenue |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T9H 1Y9 |

Amenities

| | |
|----------------|--------------------------------|
| Parking Spaces | 6 |
| Parking | Parking Pad, Concrete Driveway |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Corner Lot, Standard Shaped Lot |
| Roof | Asphalt |
| Construction | Wood Frame, Other |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 14th, 2024 |
| Days on Market | 201 |
| Zoning | SCL1 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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