$25 - 9810 Main Street, Fort McMurray

MLS® #A2249493

$25
0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

Downtown, Fort McMurray, Alberta

9810 Main Street- Luxury Commercial Space with Executive Apartment â€“ A Rare Opportunity!

This exclusive commercial property offers a sophisticated, high-end space in a prime location in the Downtown core, currently built out for a luxury jewelry store but adaptable for other upscale businesses. Featuring custom cabinetry, premium finishes, and an expansive modern layout, this space is designed for elegance and functionality.

Adding to its uniqueness, the property includes a private executive apartment on the upper level, complete with its own entrance, offering a seamless blend of business and luxury living. Whether youâ€™re looking to establish a high-end retail store, boutique, showroom, or executive office, this property provides the perfect setting for success. This developed freestanding building features 3 fully developed levels! It offers great store front visibility and directly located Across from the Provincial building, public transportation & other services bringing potential customers your way. This building features an open retail floor plan in the front of the building that provides luxury finishings and has been professionally developed. The main level includes office space & direct access to the fully developed lower level, providing ample storage or potential for additional retail space for any incoming business the lower level also

includes in-floor heat & additional office space, a bathroom. You will also have direct access From the main floor to the 2nd level boasting an executive residential suite. The prestigious 2nd floor residential suite is luxury at its finest! It is complete with 9ft ceilings, upgraded appliances, a private deck, an oversized living room with stone mantled/ surround allowing a beautiful focal point to your gas fireplace. You will also find a large primary room with walk-in closet & beautifully finished ensuite area. Your residential area also contains 2 large dens or additional office areas, equipped with security through out your home and commercial development & voice intercom access.
This building has roof top units that service the building which includes 6-Ton & 4-Ton AC units. This building provides ample parking with front street parking and a rear paved parking area providing an abundance of stalls. Pride of ownership shines through built in 2010; in excellent condition and turn key; ready for your business venture!
Donâ€™t miss this rare opportunity to own or lease a prestigious commercial space with an exclusive residential retreat. Contact today to learn more!

Built in 2010

Essential Information

MLS® #	A2249493
Price	$25
Bathrooms	0.00
Acres	0.12
Year Built	2010
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	9810 Main Street

Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1T8

Interior

Heating	Forced Air, In Floor
Cooling	Central Air

Exterior

Roof	Asphalt/Gravel
Construction	See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	5
Zoning	CBD1

Listing Details

Listing Office	COLDWELL BANKER UNITED

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