

# \$799,900 - 1, 8026 Franklin Avenue, Fort McMurray

MLS® #A2265317

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

A rare opportunity to own commercial space in The Warehouse. Updated professionally in 2020, these office spaces total 4475 sqft. This space includes 2 heated indoor parking stalls, and 10 reserved stalls. Located on Fort McMurray's main street, Franklin Avenue + across the road from Keyano College. Both units currently leased until 2028! For more information, call today!

Built in 2004

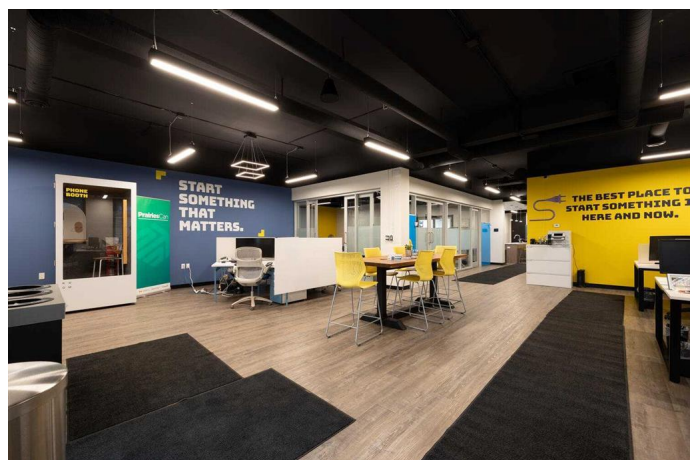
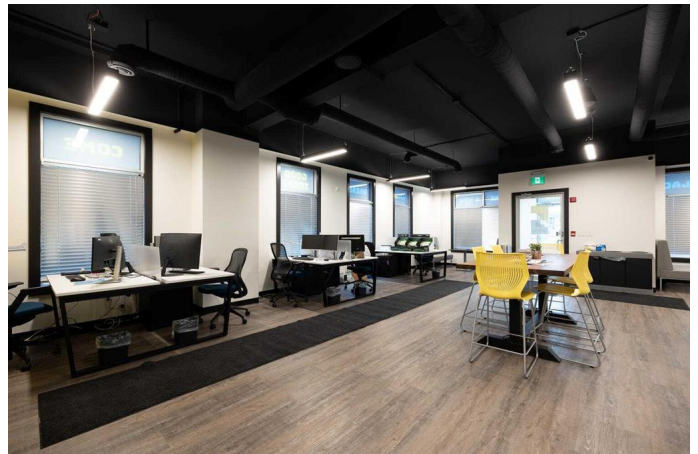
## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2265317   |
| Price      | \$799,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1, 8026 Franklin Avenue |
| Subdivision | Downtown                |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H 5K3                 |

## Additional Information



|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 20                 |
| Zoning         | FRA1               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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