

\$10 - 8030 Golosky Avenue, Fort McMurray

MLS® #A2231511

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.85 Acres

Downtown, Fort McMurray, Alberta

For Lease – 8030 Golosky Avenue, Fort McMurray, AB

An exceptional opportunity to lease ~37,000 square feet of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurray's Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users.

Building A features five new 12'™ x 14'™ grade-level overhead doors, including two drive-through bays, a drive-through wash bay, and an open-span warehouse measuring approximately 100'™ x 80'™ with concrete floors and floor drains. The office component includes a reception area, three private offices, a boardroom, washrooms, staff space, and storage on the main floor. The upper floor provides three additional offices, a second boardroom, and more space for storage or administrative use. This facility is equipped with a newer 120/208 volt, 3-phase, 400 amp electrical system, new HVAC with air conditioning in the office areas, overhead heaters and exhaust fans in the warehouses, and a new 100-gallon hot water tank in building A. A new roof is currently being installed.

Building B offers eight new 14'™ x 20'™ grade-level overhead doors, including four drive-through bays, and a warehouse



measuring approximately 100â€™ x 160â€™. It features an 8-foot wide concrete apron with a compacted gravel floor and newer overhead heating units.

The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes.

This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure.

Built in 1975

Essential Information

MLS® #	A2231511
Price	\$10
Bathrooms	0.00
Acres	0.85
Year Built	1975
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	8030 Golosky Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1V5

Interior

Heating	Forced Air, Natural Gas, See Remarks, Overhead Heater(s)
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Exterior

Lot Description	Level, See Remarks, Near Shopping Center, Near Public Transit
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Additional Information

Date Listed	June 16th, 2025
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Days on Market	61
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Zoning	PRA2
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Listing Details

Listing Office	COLDWELL BANKER UNITED
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