

# **\$7,500,000 - 8706 Franklin Avenue, Fort McMurray**

MLS® #A2247352

**\$7,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.31 Acres

Downtown, Fort McMurray, Alberta

13% Cap Rate- Plaza One Shopping Mall; located in the heart of downtown Fort McMurray in the major business hub which Includes neighboring businesses like Walmart, The Brick, Staples, Canadian Tire, Sobeys and much more. Right next door is the River Pointe Shopping Centre. This Strip mall shopping Centre development is 34,915 leasable sqft sitting on 2.31 Acres which is currently occupied by multiple tenants and is being used for various commercial retail, professional office (Dentist, Accountant, Lab), food service and other related uses. It consists of 2 buildings the first of which is a 33,600 concrete block structure with main level & upper level & basement level spaces which was built in stages starting in 1970, 1974 & 1997 to which you have today more details can be provided on this. The second free-standing building was built in 1998 and then added too in 2006 for a total of 5,100sqft. The building has been well maintained with many improvements. The Parking lot is paved asphalt and has excellent parking + you have large Pylon sign & the parking lot at the rear runs all the way down to the corner of Manning & Riedel. The property has access front, rear and side entry access for easy traffic flow. Property has been well occupied and continues to be well occupied due to its exceptional location amongst the major business hub in downtown Fort McMurray; which drives customers and traffic to this location.



Built in 1975

## Essential Information

MLS® #	A2247352
Price	\$7,500,000
Bathrooms	0.00
Acres	2.31
Year Built	1975
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	8706 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2J6

## Interior

Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air

## Exterior

Lot Description	Corner Lot, See Remarks, Paved, Near Public Transit
Roof	Tar/Gravel, Flat Torch Membrane, Membrane
Construction	Brick, Concrete, Mixed, Wood Frame, Metal Frame, See Remarks
Foundation	Poured Concrete, Combination, Slab

## Additional Information

Date Listed	August 9th, 2025
Days on Market	6
Zoning	FRA1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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