

\$899,000 - 10217 Queen Street, Fort McMurray

MLS® #A2125611

\$899,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

FOR SALE \$899,000.00 OR LEASE @ 10/sqft
base rate 1st year - 10217 Queen Street!
7000+ sqft of absolutely premium built out
office space in the downtown area. Formerly
the space was occupied by Alberta Health
Services and was built to meet those
standards; I don't think you'll find anything else
like it. You have 19 parking stalls for all the
staff and visitors; and in the Inside you have
lots of flex space! Currently you have 11
offices, 3 large areas that can accommodate
cubicle configuration, Large board room with
privacy sliding wall to make break out rooms,
large reception and lobby area, his/her
bathrooms (multi stall), IT rooms, storage
rooms, 3 separate staff areas/lunchrooms,
print room and much more. Also all the
furniture will stay if required so truly almost
turn key for any operation. Finally best off all is
all the WINDOWS! This space has windows
around the entire space and allows lots of
natural light into the building. Access to the
building also is very easy as it sits on the
corner of Prairie loop which connects to other
major traffic arteries. Finally if your employees
want a break there is a beautiful walkway and
park across the street they can visit on there
break or at lunch and also many other great
amenities close by for them to enjoy as well
making a great work environment. Call today
for more details!

Built in 2005



Essential Information

MLS® #	A2125611
Price	\$899,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	10217 Queen Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5S5

Amenities

Parking Spaces	19
----------------	----

Interior

Heating	Fan Coil, Forced Air, High Efficiency, Make-up Air, Natural Gas
Cooling	Central Air

Exterior

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	April 23rd, 2024
Days on Market	379
Zoning	PRA2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.