

# \$799,000 - 10217 Queen Street, Fort McMurray

MLS® #A2231698

**\$799,000**

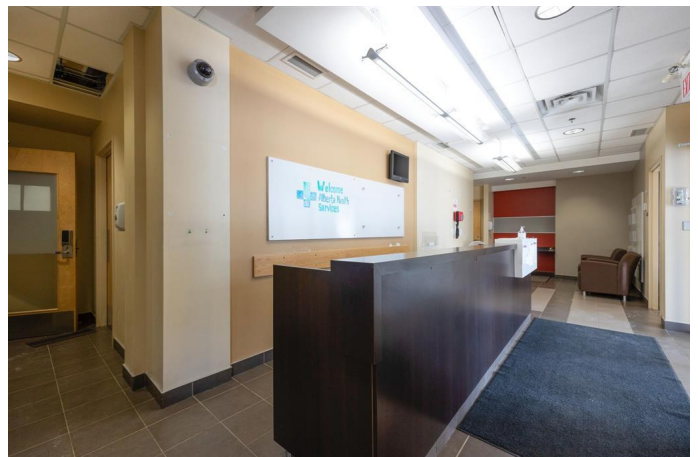
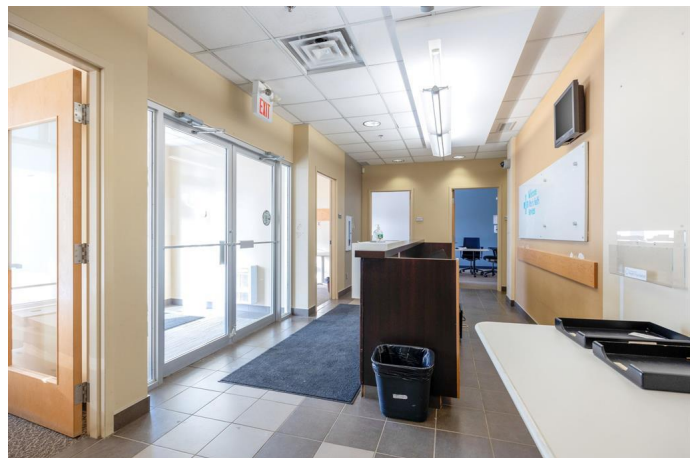
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

FOR SALE \$799,000.00 OR LEASE @ 15/sqft base rate - 10217 Queen Street! 7440 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® #	A2231698
Price	\$799,000
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	High Efficiency, Make-up Air, Forced Air, Natural Gas, Fan Coil
Cooling	Central Air

### Exterior

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

### Additional Information

Date Listed	June 16th, 2025
Days on Market	88
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.