

# \$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

12.5% 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, Near Public Transit, See Remarks, Paved          |
| Roof            | Flat Torch Membrane, Tar/Gravel, Membrane                    |
| Construction    | Brick, Concrete, Mixed, Wood Frame, Metal Frame, See Remarks |
| Foundation      | Poured Concrete, Slab, Combination                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 39               |
| Zoning         | FRA1             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.