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8208 MANNING AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Fort McMurray, Alberta



Listing ID:
28788

MLS ID:
A2172764

\$649,900



 **DIANA NOBLE**
 (780) 880-7807

 People 1st Realty
 780-750-0113

 8208 Manning Avenue , Fort McMurray , Alberta T9H 1V9

Transaction Type For Sale	Days On Market 133	Zoning PRA2
Subdivision Downtown	Year Built 2004	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 6344AY
Building Area (Sq. Ft.) 1825.00	Building Area (Sq. M.) 169.55	Lot Size (Sq. Ft.) 12870
Lot Size (Acres) 0.30	Inclusions Pool table and accessories, dart board, shed, all window coverings, washer, dryer, A/C unit, filing cabinets	Restrictions See Remarks
Reports None		

This prime two-storey commercial property, located in the bustling heart of downtown Fort McMurray, offers a unique opportunity for savvy investors and entrepreneurs alike. Featuring coveted PRA2 zoning, this space provides the flexibility to accommodate a wide range of business ventures—whether you're envisioning a new café, office space, service-based business, or something entirely different, the possibilities are truly endless. Set on a generous 12,869 sq ft lot, there's ample room for growth and customization. The 1,825 sq ft interior is thoughtfully laid out with several office spaces, open areas, and essential amenities including a full and half bath—making it ideal for a variety of uses. This property's versatility, combined with its unbeatable downtown location, makes it a strategic choice for anyone looking to establish a presence in a thriving commercial hub. Don't miss your chance to turn this prime location into your next successful venture!

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