

\$649,900 - 8208 Manning Avenue, Fort McMurray

MLS® #A2172764

\$649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.30 Acres

Downtown, Fort McMurray, Alberta

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!

Built in 2004

Essential Information

| | |
|------------|------------|
| MLS® # | A2172764 |
| Price | \$649,900 |
| Bathrooms | 0.00 |
| Acres | 0.30 |
| Year Built | 2004 |
| Type | Commercial |



| | |
|----------|-----------|
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 8208 Manning Avenue |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 1V9 |

Additional Information

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|----------------|--------------------|
| Date Listed | October 11th, 2024 |
| Days on Market | 175 |
| Zoning | PRA2 |

Listing Details

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|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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