

FOR LEASE | UNIT 304 - 9612 FRANKLIN AVENUE

Tamarack Village

FLEXIBLE DOWNTOWN MIXED-USE COMMERCIAL SPACES

Tamarack Village is a centrally located downtown retail development with direct access to Franklin Avenue. Comprises a mix of local and national businesses and is also surrounded by medium to high-density residential properties. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, and professional uses. Expansive shared/scrambled parking is available in Tamarack Village along with potential Franklin Ave pylon signage depending on availability. Op costs are included in Basic rent, utilities are metered separately.



THELOREGROUP.COM
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T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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PROPERTY INFORMATION

UNIT# 304

RATE: \$26.00 PSF + GST
OP COSTS: \$12.00 PSF
 (\$8.00 PSF Op costs + \$4.00 PSF Taxes)
 Utilities are metered separately.

MUNICIPAL ADDRESS: 9612 Franklin Avenue
 Fort McMurray, AB T9H 2J9

LEGAL ADDRESS: Plan 9820489, Block 29, Lot 4A

ZONING: CBD1

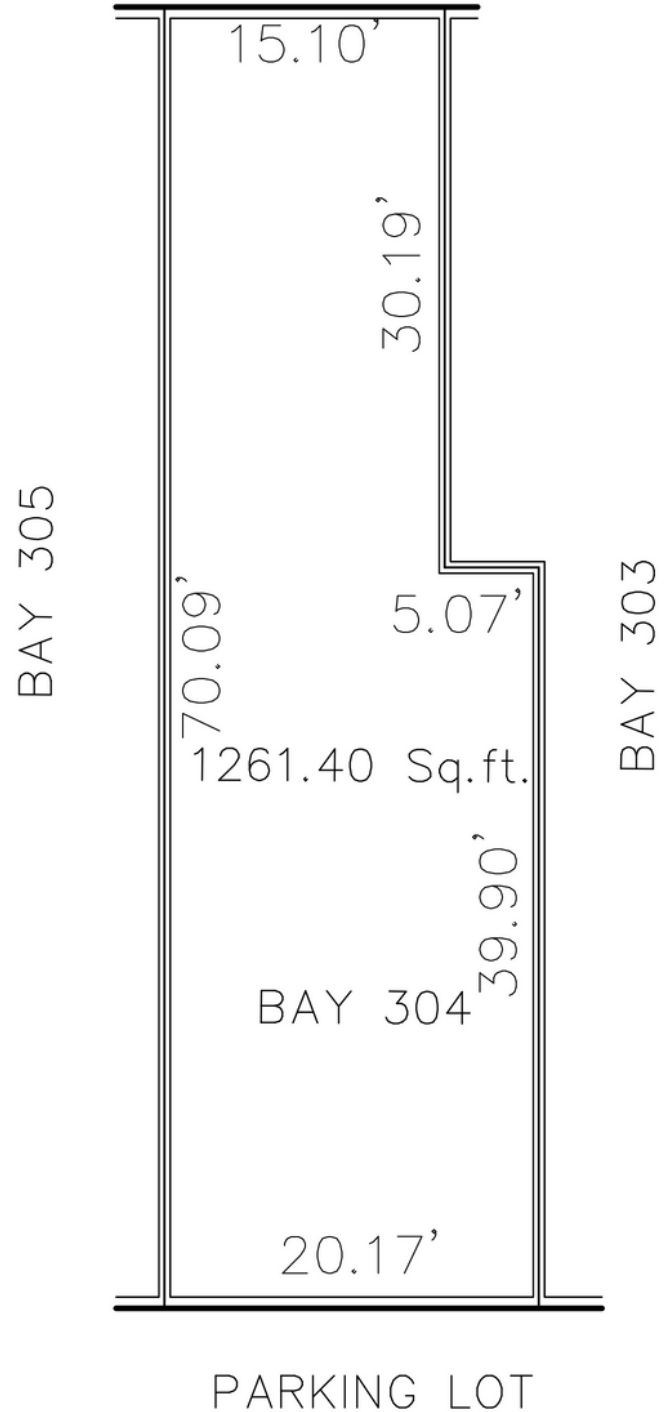
LOCATION: Downtown

PROPERTY SIZE: 1,261 SF (+/-)

PROPERTY INFORMATION:

Unit 304 is developed space consisting of an office, large open area, 1 bathroom, and front reception. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, professional uses, and more.

LANDLORD OFFERING 3 MONTHS FREE RENT.



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