



**1,825 SF± ON 0.3 AC±
DOWNTOWN FORT MCMURRAY COMMERCIAL BUILDING
BUILDING AND LANDS**



RECEIVERSHIP SALE

8208 MANNING AVENUE
FORT MCMURRAY, AB

MICHAEL PARSONS

Senior Associate
780 435 5507
mparsons@naiedmonton.com

VINCENZO CAPUTO

MBA, SIOR, Partner
780 436 7624
vcaputo@naiedmonton.com

NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

PROPERTY HIGHLIGHTS

-  Unique opportunity to purchase a mixed-use commercial building and lands in the heart of downtown Fort McMurray
-  1,825 sq. ft.± two-storey building with multiple offices and open work areas
-  0.3 acre site (fenced) with ample on-site parking
-  PRA2 zoning allows for a wide variety of uses; Previously utilized as a day-care facility
-  Small site coverage of existing building offers endless possibilities for further development and/or redevelopment to suit many requirements

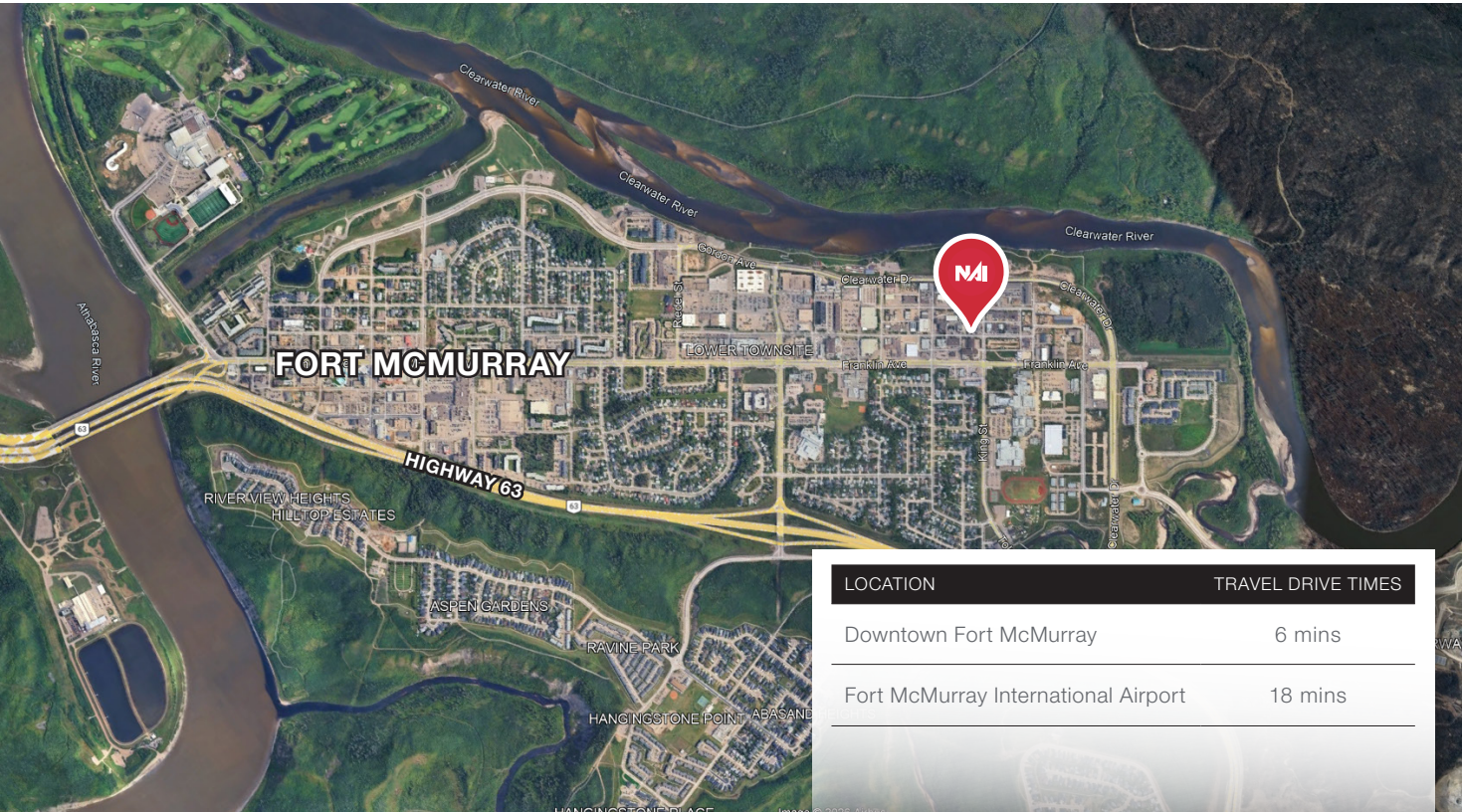


The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence given this asset is offered on an "As is and Where is" basis.



ADDITIONAL INFORMATION

ADDRESS	8208 Manning Avenue, Fort McMurray, AB
BUILDING SIZE	1,825 sq. ft.±
SITE AREA	0.3 acres±
LEGAL DESCRIPTION	Plan 6344AY, Block 8, Lots 3-5
ZONING	PRA2
YEAR BUILT	2004
PROPERTY TAXES (2025 estimate)	\$2,700.75
SALE PRICE	\$475,000 (\$260/SF)



LOCATION	TRAVEL DRIVE TIMES
Downtown Fort McMurray	6 mins
Fort McMurray International Airport	18 mins



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