

# FOR SALE LONGBOAT LANDING

Prairie Loop Boulevard & Franklin Avenue,  
Fort McMurray, AB



**COMMERCIAL AND RESIDENTIAL ZONED LAND**

**1.23 TO 23.35 ACRES AVAILABLE**

**CUSHMAN & WAKEFIELD**  
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# LONGBOAT LANDING



CLICK TO VIEW NEW HIGHLIGHT VIDEO

# THE OPPORTUNITY

- High exposure corner along Franklin Avenue and Prairie Loop Boulevard
- Exciting development opportunity adjacent to the downtown core
- 2,100 full time & 4,000 part time students at neighbouring Keyano College
- 440 students at Fort McMurray Composite High School
- Nearby retailers include: Walmart, Canadian Tire, Sobeys, Save-On-Foods and The Brick
- Centrally located near approximately 983 hotel rooms



## DEMOGRAPHICS



### POPULATION

| 3km    | 5km    |
|--------|--------|
| 13,495 | 19,518 |



### HOUSEHOLDS

| 3km   | 5km   |
|-------|-------|
| 5,174 | 7,608 |



### AVERAGE INCOME

| 1km       | 3km       | 5km       |
|-----------|-----------|-----------|
| \$211,407 | \$195,462 | \$191,795 |



### VEHICLES PER DAY

35,340 on Franklin Ave  
25,000 on Prairie Loop Boulevard

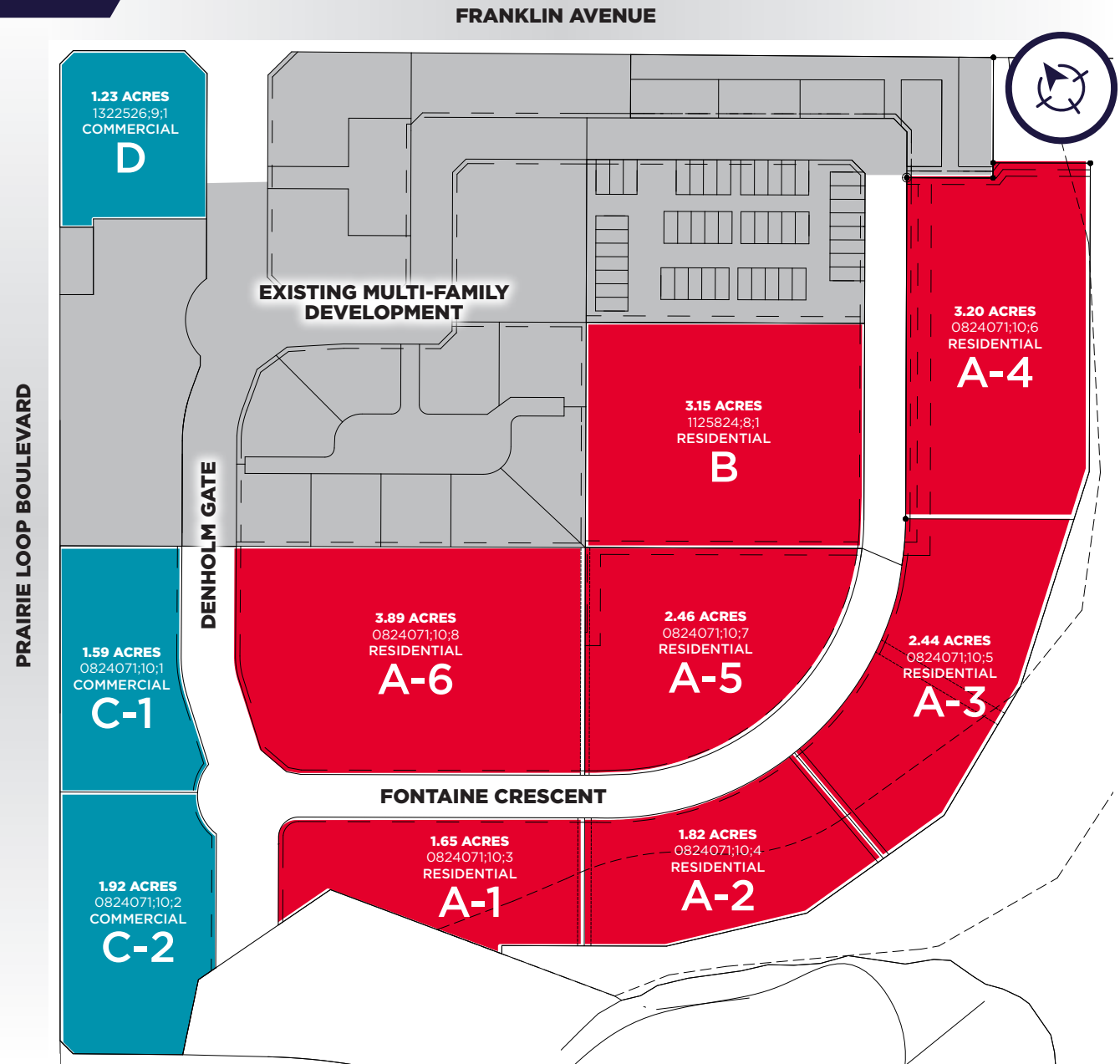
# SITE PLAN

\*PROSPECTIVE SUBDIVISION PLAN\*

| PARCEL   | SIZE               | ZONING                                        |
|----------|--------------------|-----------------------------------------------|
| <b>A</b> | <b>15.46 ACRES</b> | <b>LBL-R4</b><br>(Longboat Landing District)  |
| A-1      | 1.65 ACRES         |                                               |
| A-2      | 1.82 ACRES         |                                               |
| A-3      | 2.44 ACRES         |                                               |
| A-4      | 3.20 ACRES         |                                               |
| A-5      | 2.46 ACRES         |                                               |
| A-6      | 3.89 ACRES         |                                               |
| <b>B</b> | <b>3.15 ACRES</b>  | <b>LBL-R4</b><br>(Longboat Landing District)  |
| <b>C</b> | <b>3.51 ACRES</b>  | <b>LBL-C</b><br>(Longboat Landing Commercial) |
| C-1      | 1.59 ACRES         |                                               |
| C-2      | 1.92 ACRES         |                                               |
| <b>D</b> | <b>1.23 ACRES</b>  | <b>LBL-C</b><br>(Longboat Landing Commercial) |

[TO VIEW LBL-R4 SPECS, CLICK HERE](#)

[TO VIEW LBL-C SPECS, CLICK HERE](#)



# PROPERTY PHOTOS

**PARCELS A & B: 18.61 ACRES (TOTAL SIZE)**

**ZONING: LBL-R4 (LONGBOAT LANDING DISTRICT)**



# PROPERTY PHOTOS

**PARCEL B: 3.51 ACRES (TOTAL SIZE)**

**ZONING: LBL-C (LONGBOAT LANDING COMMERCIAL)**



# PROPERTY PHOTOS

**PARCEL C: 1.23 ACRES**

**ZONING: LBL-C (LONGBOAT LANDING COMMERCIAL)**





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