



**FRANKLIN  
PROFESSIONAL  
CENTRE**

# FOR LEASE



9401 Franklin Avenue - Fort McMurray, AB

- **Two-storey retail and office building comprised of 21,309 sf leaseable area**
- **12,537 sf (main floor) and 8,772 sf (second floor) available immediately**
- **Abundance of surface parking stalls**
- **High profile pylon signage opportunities available along Franklin Avenue**
- **Located in close proximity to grocery anchored retail developments**

## LEASING CONTACT:

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**Ben Volorney**

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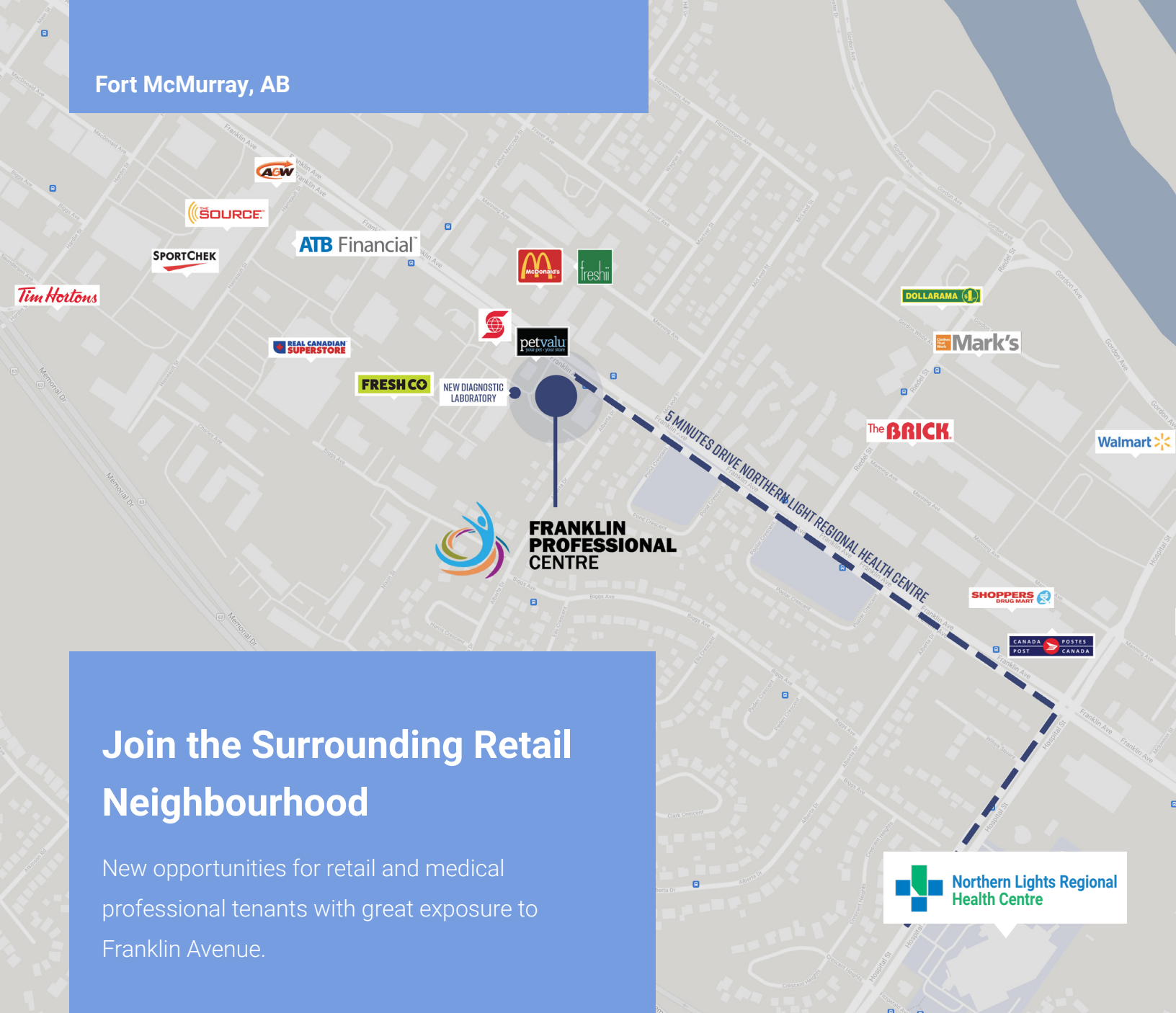
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# Fort McMurray, AB



## Join the Surrounding Retail Neighbourhood

New opportunities for retail and medical professional tenants with great exposure to Franklin Avenue.



### Property Description

Close proximity to the Northern Lights Regional Health Centre (NLRHC) which serves a diverse community from the Regional Municipality of Wood Buffalo (RMWB). This provides an opportunity for skilled clinician providers with NLRHC privileges and /or benefit from allied healthcare co-tenants to care for this community and region.



**74,158**  
Population Wood Buffalo (2020)



**\$209,742**  
Average Household Income (2021)



**37**  
Median Age (2021)

# Offering Summary

## Area Available:

12,537 sf (main floor)

8,772 sf (second floor)

## Parking Ratio:

3.4 stalls per 1,000 sf

## Site Area:

1.04 acres

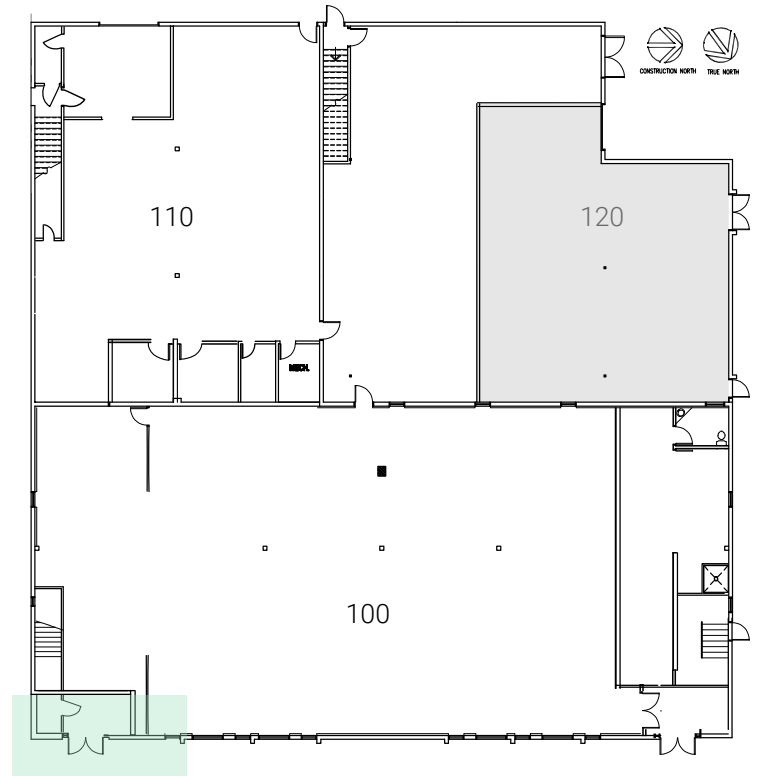
## Zoning:

C3: Shopping Centre

Commercial

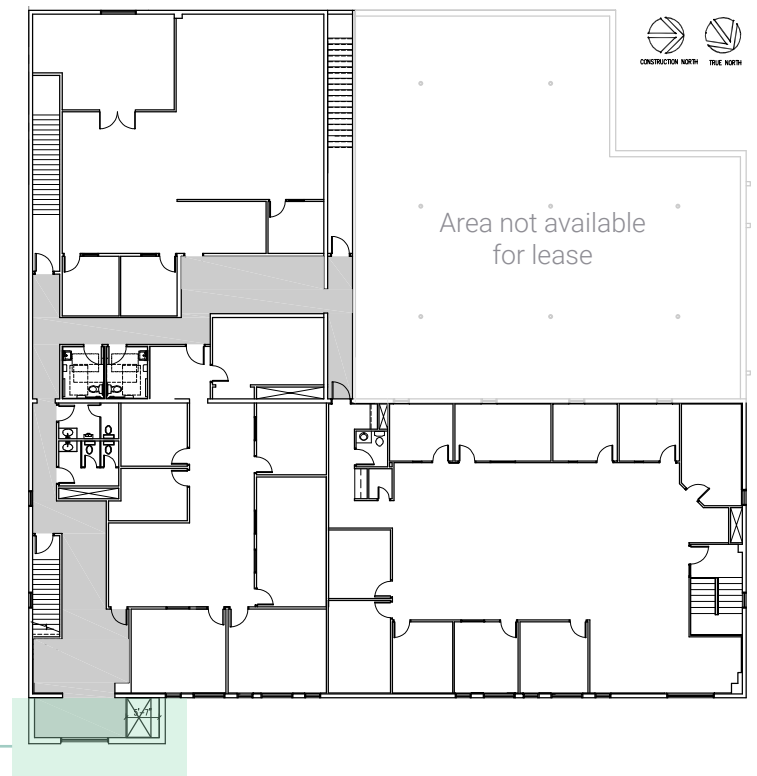
## Major Arterials & Access:

Franklin Avenue



**Main Floor Plan**

12,537 sf Leasable Area



**Second Floor Plan**

8,772 sf Leasable Area



\*New elevator installation has been proposed



The very busy Franklin Ave serves as the major commuter corridor into downtown and is close to restaurants, shopping centres and minutes away from the world class recreational facility, MacDonald Island Park, which offers every type of sports and wellness classes.



## Medical opportunities expanding in Fort McMurray

Family physician training program coming to Fort McMurray

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A future family medicine residency program will bring more physicians to the Fort McMurray Wood Buffalo region to complete their medical training locally.

Fort McMurray Today, June 1, 2021

