

# \$20 - Lower, 10006 Macdonald Avenue, Fort McMurray

MLS® #A2193314

**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.60 Acres

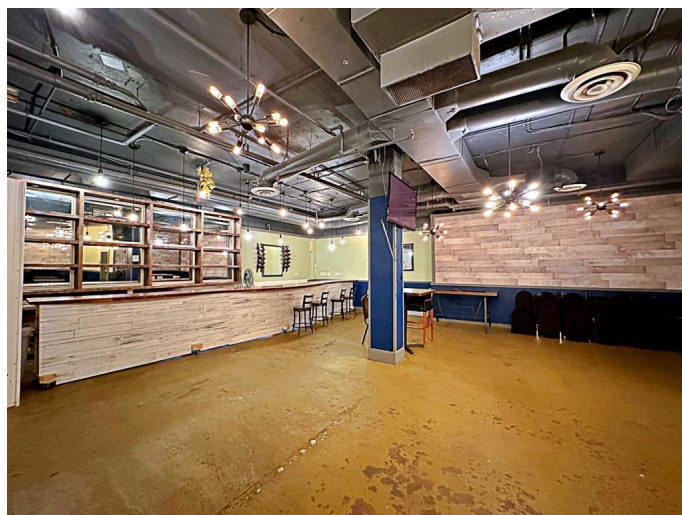
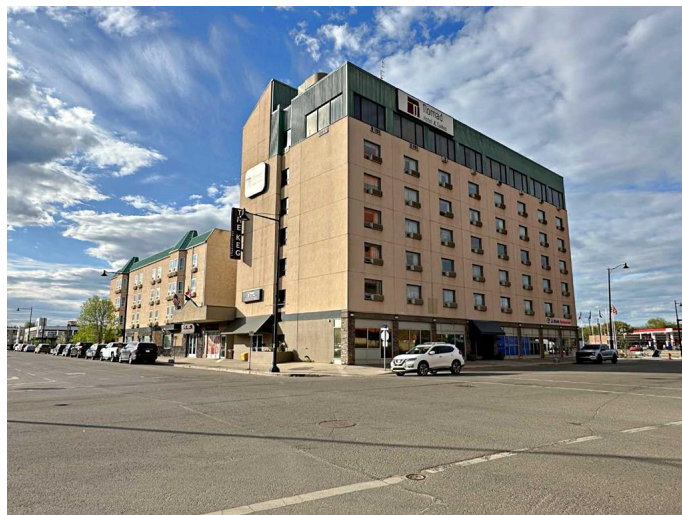
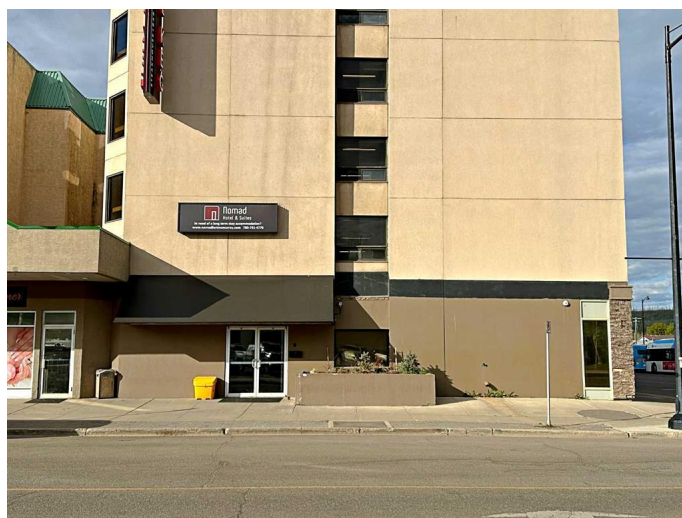
Downtown, Fort McMurray, Alberta

1460 SF of Cool, Unique, and Flexible Space Downtown that suits a creative business. Prime location in the Nomad Hotel and Suites prominently situated on MacDonald Ave and the corner of Main Street with exceptional exposure. Includes large open area, kitchen area with two new walk-in coolers. Create your own signature business, perfect for retail, entertainment, Coffee/Sandwich shops, and many other uses. Whether you're opening your first business or expanding your network this space with great opportunity for an owner to operate, given its potential. Supported by Nomad Hotel guests and the bustling downtown business/shopping core, & city hall. Downtown is the hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, restaurants, coffee shops, live performances and sports venues as well as cultural centres that line the main streets & river banks all within walking distance of this restaurant.\* Easily accessible by public transit; pedestrian-friendly commercial district surrounded by residential. Gross lease rate includes utilities and operating costs. Rate starting at 19.50

Built in 1993

## Essential Information

MLS® #	A2193314
Price	\$20



Bathrooms	0.00
Acres	0.60
Year Built	1993
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### Community Information

Address	Lower, 10006 Macdonald Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1S8

### Amenities

Utilities	See Remarks
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### Additional Information

Date Listed	February 10th, 2025
Days on Market	194
Zoning	CBD1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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