

# \$425,000 - 101 Fraser Avenue, Fort McMurray

MLS® #A2174816

**\$425,000**

5 Bedroom, 2.00 Bathroom, 1,055 sqft  
Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

Prime Downtown Multi-Use Commercial  
Property

Discover an exceptional opportunity with this versatile property, uniquely positioned in a high-traffic, high-visibility downtown location. Zoned for commercial use, this property currently features a residential house with both upstairs and basement suites, along with a double car detached garage. Ideal for entrepreneurial spirits, it offers a flexible setup that allows you to live on-site in the basement while operating your business on the main level, or alternatively, transform the property entirely to suit your vision.

With existing tenants in place, this property generates cash flow from day one, making it a savvy investment while you plan for its future potential. Originally envisioned as part of a larger redevelopment project, individual lots are now available for entrepreneurs to create their own unique business spaces.

The property's prominent corner location is perfect for a range of service-based businesses—whether a nail salon, barber shop, boutique retail, or other ventures looking to capitalize on the visibility and traffic flow. This is more than just a location; it's a foundation for building equity and growing your business footprint in a prime area.

Highlights:



- Zoning: Commercial on a residential structure
- Location: High-traffic downtown corner with excellent visibility
- Current Setup: Upstairs and basement suites, double detached garage
- Investment Potential: Immediate cash flow from existing tenants
- Ideal For: Retail, salon, barber shop, service-based businesses
- Future Development: Opportunity to redevelop or remodel to enhance commercial use

Seize this chance to transition from renting to owning, enhance your business presence, and establish lasting assets in a premier downtown location.

Built in 1967

**Essential Information**

MLS® #	A2174816
Price	\$425,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	101 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9H 1Y9

### Amenities

Parking Spaces	6
Parking	Parking Pad, Concrete Driveway
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Standard Shaped Lot
Roof	Asphalt
Construction	Wood Frame, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	November 14th, 2024
Days on Market	156
Zoning	SCL1

### Listing Details

Listing Office	RE/MAX Connect
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