

# \$899,000 - 10217 Queen Street, Fort McMurray

MLS® #A2125611

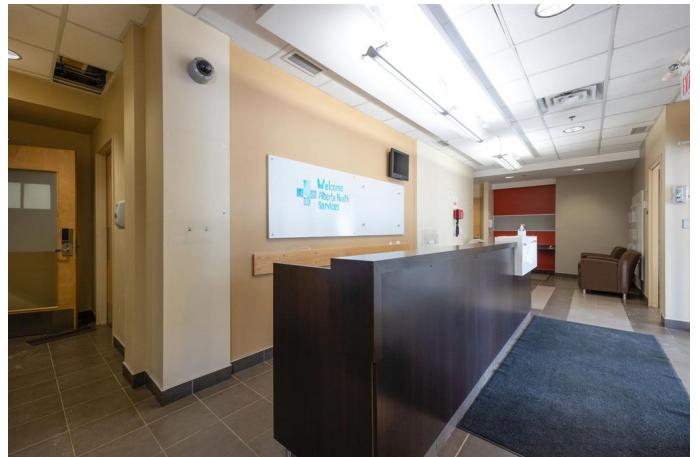
**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

FOR SALE \$899,000.00 OR LEASE @ 10/sqft  
base rate 1st year - 10217 Queen Street!  
7000+ sqft of absolutely premium built out  
office space in the downtown area. Formerly  
the space was occupied by Alberta Health  
Services and was built to meet those  
standards; I don't think you'll find anything else  
like it. You have 19 parking stalls for all the  
staff and visitors; and in the Inside you have  
lots of flex space! Currently you have 11  
offices, 3 large areas that can accommodate  
cubicle configuration, Large board room with  
privacy sliding wall to make break out rooms,  
large reception and lobby area, his/her  
bathrooms (multi stall), IT rooms, storage  
rooms, 3 separate staff areas/lunchrooms,  
print room and much more. Also all the  
furniture will stay if required so truly almost  
turn key for any operation. Finally best off all is  
all the WINDOWS! This space has windows  
around the entire space and allows lots of  
natural light into the building. Access to the  
building also is very easy as it sits on the  
corner of Prairie loop which connects to other  
major traffic arteries. Finally if your employees  
want a break there is a beautiful walkway and  
park across the street they can visit on there  
break or at lunch and also many other great  
amenities close by for them to enjoy as well  
making a great work environment. Call today  
for more details!

Built in 2005



## Essential Information

MLS® #	A2125611
Price	\$899,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	10217 Queen Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5S5

## Amenities

Parking Spaces	19
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## Interior

Heating	Fan Coil, Forced Air, High Efficiency, Make-up Air, Natural Gas
Cooling	Central Air

## Exterior

Foundation	Poured Concrete
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## Additional Information

Date Listed	April 23rd, 2024
Days on Market	366
Zoning	PRA2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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