



# For Sale Canada Post Building

9702 Hardin Street, Fort McMurray, AB

**Available Size**

**±11,632 SF on 0.39 Acres**

**Sale Price**

**\$2,200,000.00**

- Dock and grade loading
- Excellent exposure to arterial routes
- Additional land available for sale

Call for more information:

**Darryl McGavigan**

Senior Vice President

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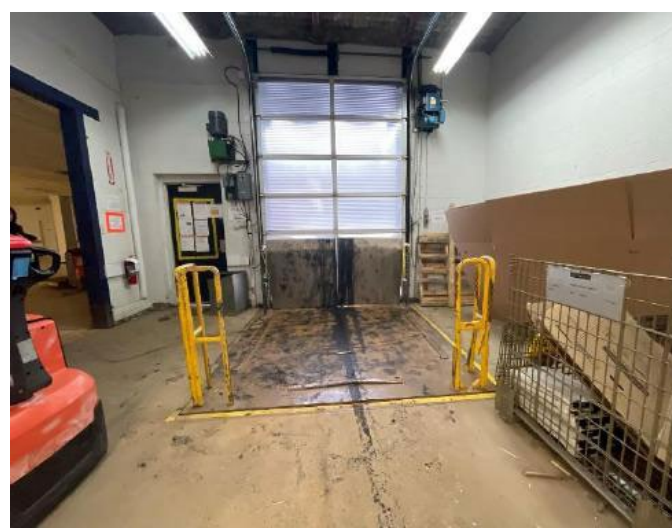
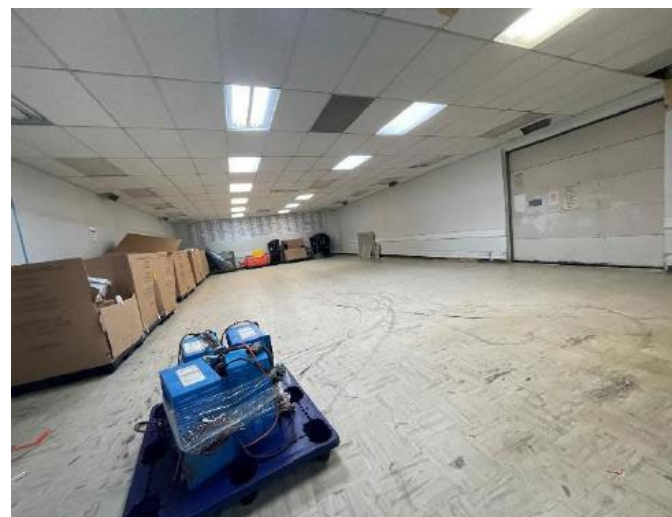
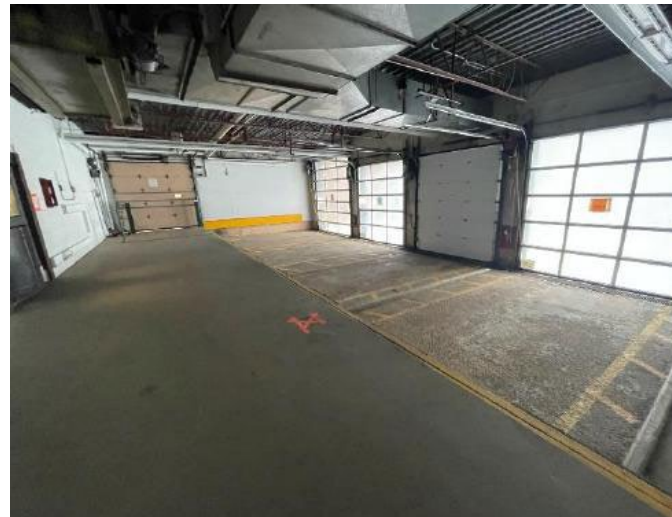


# Property Details

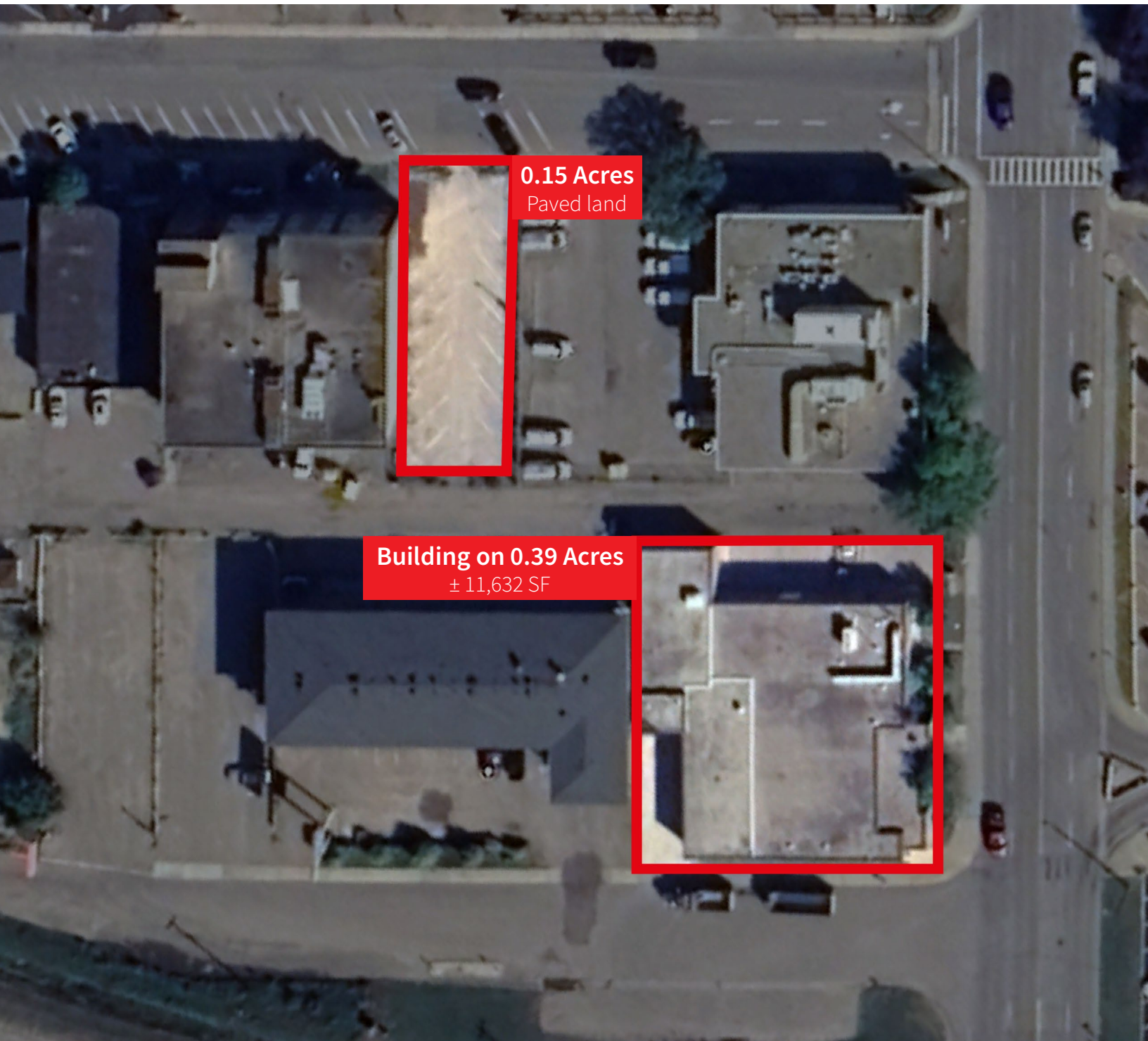
<b>Municipal Address</b>	9702 Hardin Street, Fort McMurray
<b>Legal Description</b>	Plan: 616AO, Block: 16, Lots: 23-25
<b>Zoning</b>	CBD1 - Central Business District
<b>Year Built</b>	1973
<b>Building Size</b>	±11,632 SF
<b>Site Size</b>	0.39 Acres
<b>Power</b>	400 Amp, 3 phase
<b>Heating</b>	Suspended natural gas heaters
<b>Lighting</b>	Fluorescent
<b>Construction</b>	Concrete block with brick exterior facade
<b>Ceiling Height</b>	8' - 10'
<b>Loading</b>	(1) 10' x 12' & (3) 10' x 10' Grade doors with openers - (3) are sunshine doors (1) 8' x 12' Sunshine dock door with automatic leveller
<b>Assessed Value (2023):</b>	\$1,960,640.00
<b>Property Taxes (2023):</b>	\$16,820.33 (Estimation)
<b>Other Features</b>	Excellent exposure to arterial routes  Rectangular lot

Additional 0.15 Acres of vacant land  
also available for sale

Scan to download the  
land for sale brochure



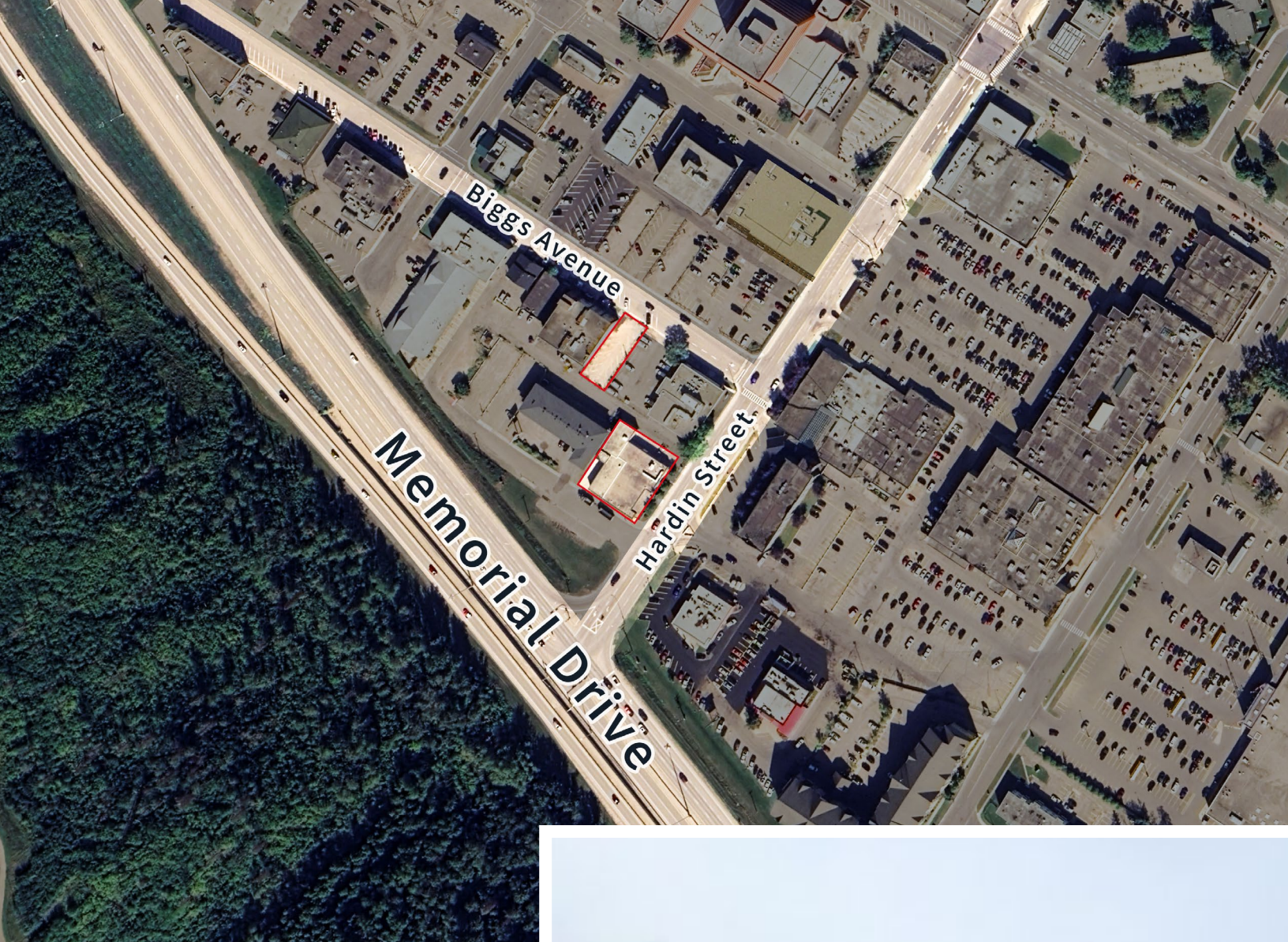




## Options of purchase

- Option 1:** Building on 0.39 Acres: \$2,200,000.00
- Option 2:** 0.15 Acres paved land: \$250,000.00
- Option 3:** Building on 0.39 Acres plus additional 0.15 Acres paved land: \$2,450,000.00





For more information contact

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