

# \$10 - 8030 Golosky Avenue, Fort McMurray

MLS® #A2231511

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.85 Acres

Downtown, Fort McMurray, Alberta

For Lease â€“ 8030 Golosky Avenue, Fort  
McMurray, AB

An exceptional opportunity to lease Â±37,000 square feet of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurrayâ€™s Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users.

Building A features five new 12â€™ x 14â€™ grade-level overhead doors, including two drive-through bays, a drive-through wash bay, and an open-span warehouse measuring approximately 100â€™ x 80â€™ with concrete floors and floor drains. The office component includes a reception area, three private offices, a boardroom, washrooms, staff space, and storage on the main floor. The upper floor provides three additional offices, a second boardroom, and more space for storage or administrative use. This facility is equipped with a newer 120/208 volt, 3-phase, 400 amp electrical system, new HVAC with air conditioning in the office areas, overhead heaters and exhaust fans in the warehouses, and a new 100-gallon hot water tank in building A. A new roof is currently being installed.

Building B offers eight new 14â€™ x 20â€™ grade-level overhead doors, including four drive-through bays, and a warehouse



measuring approximately 100â€™ x 160â€™. It features an 8-foot wide concrete apron with a compacted gravel floor and newer overhead heating units.

The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes.

This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure.

Built in 1975

**Essential Information**

MLS® #	A2231511
Price	\$10
Bathrooms	0.00
Acres	0.85
Year Built	1975
Type	Commercial
Sub-Type	Warehouse
Status	Active

**Community Information**

Address	8030 Golosky Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1V5

**Interior**

Heating	Forced Air, Natural Gas, See Remarks, Overhead Heater(s)
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## Exterior

Lot Description	Level, See Remarks, Near Shopping Center, Near Public Transit
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## Additional Information

Date Listed	June 16th, 2025
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Days on Market	50
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Zoning	PRA2
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## Listing Details

Listing Office	COLDWELL BANKER UNITED
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