\$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 – 8030 Golosky Avenue, Fort McMurray, AB

An exceptional opportunity to lease ±37,000 square feet of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurray'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 12' x 14' grade-level overhead doors, including two drive-through bays, a drive-through wash bay, and an open-span warehouse measuring approximately 100' x 80' 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 14' x 20' grade-level overhead doors, including four drive-through bays, and a warehouse







measuring approximately 100' x 160'. 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 Overhead Heater(s), Forced Air, Natural Gas, See Remarks

Exterior

Lot Description Level, Near Public Transit, Near Shopping Center, See Remarks

Additional Information

Date Listed June 16th, 2025

Days on Market 143

Zoning PRA2

Listing Details

Listing Office COLDWELL BANKER UNITED

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