



THE
A-TEAM

**RE/MAX
FIRST**

9905 PENHORWOOD Drive, Fort McMurray T9H 1K9

MLS® #: **A2126175**

Area: **Downtown**

Listing Date: **04/26/24**

List Price: **\$5,500,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Fort McMurray

Year Built:

0

Lot Information

Lot Sz Ar:

206,474 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

23

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Zoning:

SR1

Legal Desc:

9121064

Remarks

Pub Rmks: **DOWNTOWN FORT MCMURRAY LAND AVAILABLE! This 4.74 Acre was previously a multi family site. This lot is zoned SR1 (a list of permitted and discretionary uses can be provided) along with potential zoning changes. This property is located close to many amenities such as Syncrude Sport and Wellness Centre, Keyano College, restaurants, grocery stores, and of course the Hospital. The subject location allows for quick access to Fort McMurray's downtown core, Prairie loop BLVD, and Highway 63. Call now for more information.**

Inclusions: **N/A**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



