



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

HAXTON BUILDING

10024 Franklin Avenue,
Fort McMurray AB



1,600 SF RETAIL PROFESSIONAL SPACE

PROPERTY HIGHLIGHTS

- Excellent exposure along Franklin Avenue
- 1,600 SF endcap available immediately
- Gross Rental Rate: \$7,000.00 / month + utilities
- 12' ceilings
- Ample parking
- Zoning: CBD1
- Venting available

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DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	6,075	18,791	40,204

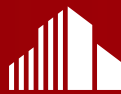
AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$145,549	\$189,163	\$219,191

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	2,460	6,975	14,248

VEHICLES PER DAY	VEHICLES PER DAY	
	35,340 on Franklin Avenue	51,400 on Highway 63

INTERIOR PHOTOS





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