



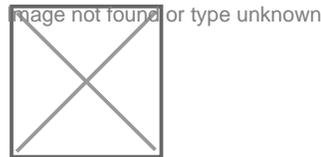
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Regional Contact

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308, 400 MACKENZIE BOULEVARD FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Fort McMurray, Alberta

Listing ID:
27729

MLS ID:
A2095504

\$28



SUSAN LORE
 (780) 714-1060

COLDWELL BANKER UNITED
 780-714-5050

308, 400 Mackenzie Boulevard , Fort McMurray , Alberta T9H 4C4

Transaction Type For Lease	Title Fee Simple	Days On Market 872
Lease Amount 28.00	Lease Frequency Annually	Zoning BI
Subdivision Mackenzie Park	Building Type Commercial Mix, See Remarks, Warehouse	Year Built 2012
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1322096	Building Area (Sq. Ft.) 1584.00	Building Area (Sq. M.) 147.16
Lot Size (Sq. Ft.) 1584	Lot Size (Acres) 0.04	Footprint (Sq. Ft.) 1584
Construction Type Concrete	Foundation See Remarks	Heating Natural Gas, Radiant
Access to Property Front and Rear Drive access, On Major Traffic Route	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL SPACE IN MACKENZIE INDUSTRIAL PARK Affordable and versatile space available in a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial, small business, or industrial retail uses. The pre-cast construction building features front grade loading with a 12' x 16' overhead door, floor drains, man door, and 22' ceiling heights. Includes a 2-piece bathroom, two dedicated parking stalls. AIR MAKE UP SYSTEM IS INSTALLED Located in the southeast sector of Fort McMurray adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and easy access to the airport and downtown core. Available for immediate possession. AFFORDABLE OP COSTS INCLUDE WATER

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