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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

\$30



 **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 639
Lease Amount 30.00	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 1584 SF WAREHOUSE BAY IMPROVED WITH AIR MAKE UP AND 2 PIECE WASHROOM IN THE KUUSAMO BUILT FIRST-CLASS DEVELOPMENT. Flexible use. Ideal for light to medium industrial, small business, industrial retail, & other applications. Pre-cast construction building, front grade loading with 2 dedicated parking stalls. Features include a 12'x16' overhead door, floor drain, man door & ceiling heights of 22'. Affordable operating costs. Landlord buildout options are available. Excellent exposure on Mackenzie Blvd Located in the southeast sector of the community adjacent to Highway 63 with direct access to Hwy 69, MacKenzie Industrial Park offers convenient access to the airport & the downtown core. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! Affordable Op CostsO \$8.27 (est 2024). Include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions, Landlord insurance.

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