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308, 400 MACKENZIE BOULEVARD FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Fort McMurray, Alberta



Listing ID:
27730


MLS ID:
A2095505

\$489,900



 **SUSAN LORE**
 (780) 714-1060

 **COLDWELL BANKER UNITED**
 780-714-5050


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

Transaction Type For Sale	Title Fee Simple	Days On Market 915
Zoning BI	Subdivision Mackenzie Park	Building Type Commercial Mix, Condo Complex, See Remarks, Warehouse
Year Built 2012	Structure Type Warehouse	Property Type Commercial
Property Sub Type Warehouse	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.) 1587	Parking 2	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 CONDO FEES INCLUDE WATER

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