

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

308, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Fort McMurray, Alberta

Listing ID:
27730


MLS ID:
A2095505

\$499,000



 **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 640
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 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.) 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 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 Costs and condo fees include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.