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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

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 780-714-5050

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 854
<b>Zoning</b> BI	<b>Subdivision</b> Mackenzie Park	<b>Building Type</b> Commercial Mix, Condo Complex, See Remarks, Warehouse
<b>Year Built</b> 2012	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1322096	<b>Building Area (Sq. Ft.)</b> 1584.00
<b>Building Area (Sq. M.)</b> 147.16	<b>Lot Size (Sq. Ft.)</b> 1584	<b>Lot Size (Acres)</b> 0.04
<b>Footprint (Sq. Ft.)</b> 1587	<b>Parking</b> 2	<b>Construction Type</b> Concrete
<b>Foundation</b> See Remarks	<b>Heating</b> Natural Gas, Radiant	<b>Access to Property</b> Front and Rear Drive access, On Major Traffic Route
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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