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308, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort McMurray, Alberta

Listing ID:

27730

MLS ID: A2095505

\$489,900

△ SUSAN LORE

(780) 714-1060

■ COLDWELL BANKER UNITED

2 780-714-5050

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

Transaction Type Title Days On Market

For Sale Fee Simple 702

Zoning Subdivision Building Type

BI Mackenzie Park Commercial Mix,Condo Complex,See

Remarks, Warehouse

Year BuiltStructure TypeProperty Type2012WarehouseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 1322096 1584.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

147.16 1584 0.04

Footprint (Sq. Ft.) Parking Construction Type

1587 2 Concrete

Foundation Heating Access to Property

See Remarks

Natural Gas, Radiant

Front and Rear Drive access, On Major

Traffic Route

InclusionsRestrictionsReportsN/ANone KnownFloor 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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