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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	Title	Days On Market
For Sale	Fee Simple	790
Zoning	Subdivision	Building Type
BL	Mackenzie Park	Commercial Mix,Condo Complex,See Remarks,Warehouse
Year Built	Structure Type	Property Type
2012	Warehouse	Commercial
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
Inclusions	Restrictions	Reports
N/A	None Known	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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