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## INDUSTRIAL ,PROFESSIONAL/OFFICE,WAREHOUSE FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
27938


**MLS ID:**  
A2116428

**\$459,900**



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

 COLDWELL BANKER UNITED  
 780-714-5050

 6B, 380 Mackenzie Boulevard , Fort McMurray , Alberta T9H 4C4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 744
<b>Business Type</b> Industrial ,Professional/Office,Warehouse	<b>Zoning</b> BI	<b>Subdivision</b> Mackenzie Park
<b>Building Type</b> See Remarks,Street Level Storefront,Warehouse	<b>Year Built</b> 2002	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 0324123
<b>Building Area (Sq. Ft.)</b> 3329.36	<b>Building Area (Sq. M.)</b> 309.31	<b>Footprint (Sq. Ft.)</b> 3329
<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Lot Features</b> Back Lane,Level,Near Public Transit,See Remarks	<b>Commercial Amenities</b> Lunchroom,Mezzanine,See Remarks
<b>Access to Property</b> Accessible to Major Traffic Route,Airport Nearby,Front and Rear Drive access,Paved Road,Public Transportation Nearby,See Remarks	<b>Inclusions</b> 2- Office cubical sets, 2 - black filing cabinets, 1 – Stainless steel fridge 1 – Stainless steel dishwasher, 1 – Central Vacuum, 2 – Large desk sets (in warehouse)	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

3329 SF Warehouse Bay with fully developed offices. Main floor features a reception, a large open workspace, 6 offices, a staff kitchen area, a washroom, storage and a 25'4" x 29'10" warehouse bay with 16' x 12' overhead bay door with access at grade from the back of the unit, rear man door, and gas fired overhead heating/furnace. The fully developed 1325 SF Mezzanine features 5 offices, a washroom, storage & boardroom. Ample parking. Strategically located with high visibility on MacKenzie Boulevard in the southeast sector of the community. Adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core. Affordable condo fees include common area care, landscaping, garbage removal, water, professional management, and reserve fund contributions. Seller Incentive: To make ownership even more accessible, the seller will contribute \$5,000 toward the buyer's closing costs, helping reduce upfront acquisition expenses.

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