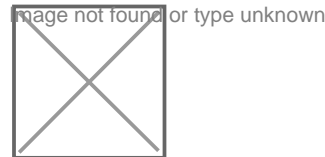


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

INDUSTRIAL ,PROFESSIONAL/OFFICE,WAREHOUSE FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Fort McMurray, Alberta

Listing ID:
27938


MLS ID:
A2116428

\$550,000



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

 COLDWELL BANKER UNITED
 780-714-5050

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

Transaction Type For Sale	Title Fee Simple	Days On Market 407
Business Type Industrial ,Professional/Office,Warehouse	Zoning BI	Subdivision Mackenzie Park
Building Type Warehouse	Year Built 2002	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0324123
Building Area (Sq. Ft.) 3329.36	Building Area (Sq. M.) 309.31	Footprint (Sq. Ft.) 3329
Heating Forced Air,Natural Gas,Radiant	Lot Features Back Lane,Level,Near Public Transit,See Remarks	Commercial Amenities Lunchroom,Mezzanine,See Remarks
Access to Property Accessible to Major Traffic Route,Airport Nearby,Front and Rear Drive access,Paved Road,Public Transportation Nearby,See Remarks	Inclusions 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)	Restrictions None Known
Reports 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.

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