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## 206, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fort McMurray, Alberta

**Listing ID:**  
28001


**MLS ID:**  
A2122311

**\$512,900**



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

 COLDWELL BANKER UNITED  
 780-714-5050

 206, 400 Mackenzie Boulevard , Fort McMurray , Alberta T9H 4C4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 441	<b>Zoning</b> BI
<b>Subdivision</b> Mackenzie Park	<b>Building Type</b> Condo Complex,See Remarks,Warehouse	<b>Year Built</b> 2012
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 1322096	<b>Building Area (Sq. Ft.)</b> 1789.00	<b>Building Area (Sq. M.)</b> 166.20
<b>Construction Type</b> Concrete	<b>Foundation</b> Poured Concrete	<b>Access to Property</b> Airport Nearby,Direct Access,Paved Road,Public Transportation Nearby
<b>Inclusions</b> none	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

FOR SALE OR LEASE: 1789 SF WAREHOUSE BAY IMPROVED 2-PIECE WASHROOM IN THE KUUSAMO BUILT FIRST-CLASS DEVELOPMENT. Flexible use. Ideal for light to medium industrial, small business, industrial retail, & other applications. Pre-cast construction building, front-grade loading. Includes 5 parking stalls # P67, P68, P69, P80, and P96, a 12' x 16' overhead door, floor drain, man door & ceiling heights of 22'. Excellent exposure on Mackenzie Blvd Located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers convenient access to the airport & the downtown core. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! Affordable condo fees include common area care, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions. Available for immediate occupancy.

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