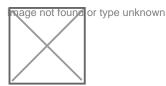


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 206, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Fort McMurray, Alberta

Listing ID: 28001

A2122311

MLS ID:

\$512,900



△ SUSAN LORE

**2** (780) 714-1060

□ COLDWELL BANKER UNITED

**2** 780-714-5050

rM1

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

**Transaction Type** 

For Sale

Days On Market

441

Zoning

ΒI

Subdivision

Mackenzie Park

**Building Type** 

Condo Complex,See Remarks,Warehouse Year Built 2012

**Structure Type** 

Industrial

Legal Plan

1322096

Property Type

Property Sub Type
Warehouse

Commercial

Building Area (Sq. Ft.)

Building Area (Sq. M.)

166.20

Construction Type

Concrete

Foundation

1789.00

Poured Concrete

Access to Property

Airport Nearby, Direct Access, Paved Road, Public Transportation Nearby

Inclusions

none

Restrictions
None Known

Reports

ne Known 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. Precast 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.