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INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Fort McMurray, Alberta

Listing ID:
28002


MLS ID:
A2122319

\$512,900



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

 COLDWELL BANKER UNITED
 780-714-5050

 207, 400 Mackenzie Boulevard , Fort McMurray , Alberta T9H 4C4

Transaction Type For Sale	Days On Market 441	Business Type Industrial
Zoning BI	Subdivision Mackenzie Park	Building Type Condo Complex,Low Rise (2-4 stories),Warehouse
Year Built 2012	Structure Type Industrial	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 1322096	Building Area (Sq. Ft.) 1789.00
Building Area (Sq. M.) 166.20	Construction Type Concrete	Foundation Poured Concrete
Inclusions All fixtures inclusive of appliances and cabinets in bay.	Restrictions None Known	Reports Floor Plans

FOR SALE 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 #P70, P71, P72, P81 and P98. Includes 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. Hurry & take advantage of this opportunity!!! Affordable condo fees are \$538.96, including common area care, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions. This property is currently leased and will be sold with Tenant in Place.

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