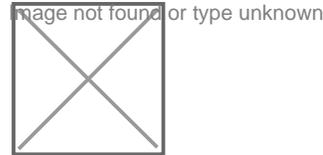


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## INDUSTRIAL FOR SALE

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 441	<b>Business Type</b> Industrial
<b>Zoning</b> BI	<b>Subdivision</b> Mackenzie Park	<b>Building Type</b> Condo Complex,Low Rise (2-4 stories),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>Inclusions</b> All fixtures inclusive of appliances and cabinets in bay.	<b>Restrictions</b> None Known	<b>Reports</b> 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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