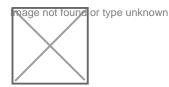


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

265 MACALPINE CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID: 30556

MLS ID: A2220215

\$25



△ SUSAN LORE

(780) 714-1060

☑ COLDWELL BANKER UNITED

2 780-714-5050

265 Macalpine Crescent , Fort McMurray , Alberta T9H 4Y4

Transaction Type

For Lease

Days On Market

70

Lease Amount

25.00

Lease Frequency

Annually

BI

Zoning

Subdivision Mackenzie Park

Year Built

1981

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

8221850

Building Area (Sq. Ft.)

11030.00

Building Area (Sq. M.)

1024.71

Lot Features

Lot Size (Sq. Ft.)

123714

Lot Size (Acres)

2.84

Commercial Amenities

Landscaped.Near Public

Transit, Paved, See Remarks

Boardroom, Compacted Yard, Floor

Drain(s)/Grease

Trap(s),Lunchroom,Mezzanine,Paved

Yard, Storage

Inclusions

N/A

Restrictions
None Known

Reports

None

For Lease, this 11,030 (+/-) square foot standalone industrial warehouse and office building offers a highly functional layout in the heart of Fort McMurray's largest industrial park. Situated on a secured, fenced, and graveled lot with ample paved parking, this property is ideally suited for businesses seeking a combination of office, shop, and yard space. The building features three attached warehouses with three grade-level overhead doors—1-12' x 14', and 2- 12' x 12'. The shop space is equipped with a mix of radiant and overhead forced-air heating, floor drains. The building exterior durable metal-clad construction, making it ideal for a variety of industrial uses. The two-storey office area, constructed in 1981, includes a welcoming reception area, private offices, an open concept space suitable for a showroom or bullpen, multiple washrooms, a lunchroom, and storage areas on the main floor. The upper level features additional offices, a boardroom, copy room, kitchenette, and washrooms. The office is fully climate controlled with forced air heating and air conditioning, ensuring comfort year-round. Additional property highlights include BI (Business Industrial) zoning, excellent on-site pilon signage opportunity, and a negotiable double car garage. Strategically located with convenient access to Highways 63 and 69, the property is just minutes from Fort McMurray's downtown core and the international airport (YMM). This is a prime opportunity to position your business in a high-demand industrial area with outstanding infrastructure and accessibility.

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