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201 MACKAY CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Fort McMurray, Alberta


Listing ID:
30787

MLS ID:
A2225949

\$4,750,000



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

 **COLDWELL BANKER UNITED**
 780-714-5050

 201 Mackay Crescent , Fort McMurray , Alberta T9H 4T5

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning BI	Subdivision Mackenzie Park	Building Type Warehouse
Year Built 2004	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0023615	Building Area (Sq. Ft.) 17800.00
Building Area (Sq. M.) 1653.66	Lot Size (Sq. Ft.) 46609	Lot Size (Acres) 1.07
Cooling Central Air	Heating Make-up Air, Forced Air, Natural Gas, See Remarks	Commercial Amenities Compacted Yard, Compressed Air Lines, Cranes, Exercise Room, Exhaust Fan(s), Floor Drain(s)/Grease Trap(s), Lunchroom, Paved Yard, See Remarks
Access to Property Airport Nearby, Direct Access, Public Transportation Nearby, See Remarks, Visual Exposure	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

Prime industrial opportunity at 201 MacKay Crescent in Fort McMurray, Alberta—this high-functioning property features a total of 17,800 square feet across two well-appointed buildings situated on a spacious 1.07-acre lot. Zoned BI (Business Industrial), the site offers a blend of modern office space and heavy-duty warehouse capacity, making it ideal for a wide range of industrial users. Located in the heart of the MacKenzie Industrial Park, the property benefits from exceptional exposure and direct access to Highway 63 and Highway 69, offering quick connectivity to the Fort McMurray Airport and downtown core. The front building includes a two-storey, 2,400-square-foot office component with a welcoming reception area, multiple private offices, a gym, a boardroom with kitchenette, and washrooms—all serviced with HVAC and air conditioning. Attached to the office is a 15,400-square-foot warehouse space with two grade-level loading doors, clear ceiling heights ranging from 27'6" to 28'7" (28' underhook), and column spacing of approximately 29' x 28'. The warehouse is equipped with 225-amp, 120/208V heavy power, and an extensive crane setup including one 10-ton and two 5-ton cranes. Additional industrial features include a wash bay with sump, built-in airlines, makeup air system, air curtain, forced air heating, a pump pit, and an outdoor test pad—offering superior functionality for heavy equipment or fabrication users. The rear building is an additional warehouse with two grade-level overhead doors, clear ceiling heights ranging from 29' to 30'1" (28' underhook), radiant heating, exhaust fans, and a washroom. The site is fully developed with ample paved, gravelled, and landscaped yard space, providing ample room for parking, storage, or outdoor operations. This offering represents a rare opportunity to acquire a move-in-ready industrial facility with premium features in a sought-after location. Contact us today for additional information or to arrange a private tour.

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