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## 104, 400 MACKENZIE BOULEVARD FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Fort McMurray, Alberta


**Listing ID:**  
31324


**MLS ID:**  
A2239319

**\$617,700**



 **TJ CAMPBELL**  
 (780) 972-3924

 **ROYAL LEPAGE BENCHMARK**  
 780-743-1137

 104, 400 Mackenzie Boulevard , Fort McMurray , Alberta T9H4C4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 329
<b>Zoning</b> BI	<b>Subdivision</b> Gregoire Commercial Park	<b>Building Type</b> Warehouse
<b>Year Built</b> 2012	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 1322096	<b>Building Area (Sq. Ft.)</b> 2079.00
<b>Building Area (Sq. M.)</b> 193.14	<b>Cooling</b> None	<b>Heating</b> Natural Gas,Radiant
<b>Inclusions</b> RADIANT HEATER	<b>Restrictions</b> None Known	<b>Reports</b> None

Now available – over 2,000 sq/ft of versatile warehouse space located in the heart of Gregoire Industrial Park! This space is great for industrial use, small businesses, or retail operations. This unit offers both functionality and convenience at an affordable price point. Features include a spacious Interior of 2,000+ sq/ft with soaring 23-ft ceilings, radiant heating, overhead Door: 15'10" clearance ideal for deliveries and equipment, floor drain, back alley access, 5 assigned parking stalls directly in front of the bay for staff and customers, prime location just off the front of McKenzie Blvd for maximum exposure. This well-managed property offers peace of mind with condo fees that cover snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions—so you can focus on your business, not your building maintenance. Unit comes with 4 parking stalls.

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