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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

Transaction Type For Sale	Title Fee Simple	Days On Market 143
Zoning BI	Subdivision Gregoire Commercial Park	Building Type Warehouse
Year Built 2012	Structure Type Other	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 1322096	Building Area (Sq. Ft.) 2079.00
Building Area (Sq. M.) 193.14	Cooling None	Heating Natural Gas,Radiant
Inclusions RADIANT HEATER	Restrictions None Known	Reports 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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