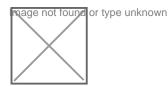


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

104, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort McMurray, Alberta

Listing ID:

31324

A2239319

\$617,700



△ TRENTON CAMPBELL

2 (780) 972-3924

■ ROYAL LEPAGE BENCHMARK

MLS ID:

2 780-743-1137

M

104, 400 Mackenzie Boulevard , Fort McMurray , Alberta T9H4C4

Transaction Type Title Days On Market

For Sale Fee Simple 22

ZoningSubdivisionBuilding TypeBIGregoire Commercial ParkWarehouse

Year Built Structure Type Property Type
2012 Other Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Warehouse 1322096 2079.00

Building Area (Sq. M.) Cooling Heating

193.14 None Natural Gas, Radiant

InclusionsRestrictionsReportsRADIANT HEATERNone KnownNone

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.