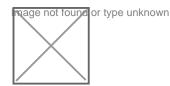


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## F6, 380 MACKENZIE BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Fort McMurray, Alberta

Listing ID: 31655 MLS ID: A2246982

\$24



 $\stackrel{\circ}{-}$  GREG WALSH

**(780)** 799-0289

RE/MAX Connect

**2** 780-743-1369

r<u>M</u>1

F6, 380 MACKENZIE Boulevard , Fort McMurray , Alberta T9H4C4

**Transaction Type** Title

For Lease Fee Simple

Lease Frequency Lease Term Lease Term Remaining

Lease Amount

24.00

60

Monthly Negotiable

Zoning Subdivision **Building Type** ВΙ Gregoire Commercial Park Condo Complex

Year Built Structure Type **Property Type** 2002 Warehouse Commercial

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

Industrial 0324123 6240.00

**Foundation** Building Area (Sq. M.) Heating

579.71 See Remarks Ceiling, Natural Gas

Restrictions Inclusions

Reports Condo/Strata Approval,Landlord N/A None

Approval

FANTASTIC OPPORTUNITY KNOCKS! Are you needing a fenced yard 6240 SF of warehouse with office and Mezzanine space? Then look no further! Come check out 34,35,36 380 MacKenzie Blvd in Fort McMurray, 6240 SF of combined lease space. This is a great location close to all amenities. Front exposure and at the rear are 3 loading bays. Lease rate: \$24.00 per square foot + Common costs of \$5.00 per SF, plus GST. Tenant is responsible for their own tenant insurance and utilities. Call to view! Available September 1, 2025.

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