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305, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Fort McMurray, Alberta

Listing ID:
32589


MLS ID:
A2265405

\$489,900



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

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


305, 400 MacKenzie Boulevard , Fort McMurray , Alberta T9H 4C4

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning BI	Subdivision Mackenzie Park	Year Built 2012
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1322096	Building Area (Sq. Ft.) 1591.00	Building Area (Sq. M.) 147.81
Lot Size (Acres) 0.00	Construction Type Concrete	Roof Concrete
Foundation Poured Concrete	Heating Natural Gas,Radiant	Lot Features Near Public Transit,See Remarks
Commercial Amenities See Remarks	Access to Property Front and Rear Drive access,On Major Traffic Route	Inclusions air make up system
Restrictions None Known	Reports Floor Plans	

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL BAY IN MACKENZIE INDUSTRIAL PARK. This 1,591 sq. ft. bay offers exceptional value and versatility within a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial operations, service businesses, or vehicle and equipment storage, this unit is designed for functionality and comfort. The space features front grade-level loading with a 12' x 16' overhead door and man door, 22' ceiling height, and durable pre-cast concrete construction. A professionally installed air make-up system ensures proper ventilation, consistent air quality, and temperature control—making the space ideal for working with vehicles, operating equipment, or running mechanical or detailing services year-round. Additional features include a floor drain, two-piece bathroom, and two dedicated parking stalls. Strategically located in the southeast sector of Fort McMurray, adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and convenient access to the airport, downtown, and major industrial corridors. Available for immediate possession, with affordable condo fees that include water.

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