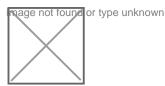


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

305, 400 MACKENZIE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort McMurray, Alberta

Listing ID: 32589

A2265405

MLS ID:

\$489,900



△ SUSAN LORE

(780) 714-1060

■ COLDWELL BANKER UNITED

2 780-714-5050

ß

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

63

Zoning

ВΙ

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

Heating **Poured Concrete**

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.

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.