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305, 400 MACKENZIE BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Fort McMurray, Alberta

Listing ID:

32597

MLS ID:

A2265793

\$28



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305, 400 Mackenzie Boulevard , Fort McMurray , Alberta $\,$ T9H 4C4 $\,$

Transaction Type Title Lease Amount

For Lease Fee Simple 28.00

Lease FrequencyZoningSubdivisionAnnuallyBIMackenzie Park

Year Built Structure Type Property Type
2012 Industrial Commercial

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

Industrial 1322096 1617.00

Building Area (Sq. M.) Lot Size (Acres) Construction Type

150.22 0.00 Concrete

Roof Foundation Heating

Concrete Poured Concrete Natural Gas, Radiant

Lot Features Commercial Amenities Access to Property

Near Public Transit, See Remarks

Front and Rear Drive access, On Major

See Remarks

See Remarks

Traffic Route

InclusionsRestrictionsReportsN/ANone KnownFloor 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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