

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.

## 145 MACDONALD CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
33719

**MLS ID:**  
A2281191

**\$4,200,000**



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

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

 145 Macdonald Crescent , Fort McMurray , Alberta T9H 4B3

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	2
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
BI	Mackenzie Park	Free-Standing, Warehouse
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1976	Warehouse	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Industrial	7620533	14952.03
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
1389.08	69260	1.59
<b>Construction Type</b>	<b>Lot Features</b>	<b>Access to Property</b>
Concrete, Metal Frame	Near Public Transit, Views	Direct Access, Visual Exposure
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	None

For Sale – Industrial shop property situated on a 1.59-acre site at 145 MacDonald Crescent, Fort McMurray, Alberta, located within MacKenzie Industrial Park. The property consists of two industrial buildings totaling approximately 14,400 SF, offering a highly functional layout suitable for a variety of industrial, service, and logistics users. Property features include eleven grade-level overhead doors between the two buildings, drive-in and drive-through wash bays, ±20' ceiling heights, 3-phase power, make-up air, and a secure graveled yard. The site also offers ample paved parking, efficient circulation, and strong operational functionality. Office space includes reception and washrooms, providing a balanced mix of shop and administrative area. The property benefits from excellent exposure along MacDonald Crescent and is strategically located in the southeast sector of the community, with direct access to Highway 69 and close proximity to Highway 63, providing efficient access to the Fort McMurray International Airport and downtown core. Zoning: BI – Business Industrial Contact us today to arrange a private showing.

**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.