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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

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

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