

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.

307, 400 MACKENZIE BOULEVARD FOR SALE



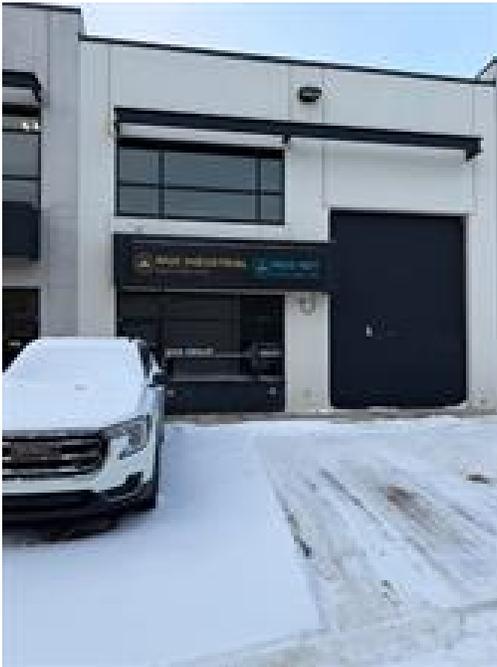
Commercial Real Estate > Commercial Property for Sale

Location
Fort McMurray, Alberta

Listing ID:
33853

MLS ID:
A2283435

\$685,000



 **SUZANNE ANDERSON**
 (780) 713-9178

 RE/MAX Connect
 780-743-1369

 307, 400 Mackenzie Boulevard , Fort McMurray , Alberta T9H4C4

Transaction Type For Sale	Title Fee Simple	Days On Market 88
Zoning BI	Subdivision Gregoire Commercial Park	Building Type Condo Complex
Year Built 2012	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1322096	Building Area (Sq. Ft.) 2577.00
Building Area (Sq. M.) 239.41	Foundation Poured Concrete	Heating Natural Gas
Commercial Amenities Boardroom	Access to Property Direct Access	Inclusions FRIDGE, KITCHENETTE
Restrictions None Known	Reports None	

****WOW. Stop scrolling — this is the one.**** Industrial Condo Bay 307, 400 MacKenzie Blvd! Rarely do fully built-out condo bays come to market in Gregoire that look this sharp and function this well. Positioned minutes from Highway 63, downtown, and every major amenity, this ****turnkey commercial condo bay**** delivers the ceiling height, professional office finish, and layout most businesses want but almost never find already done. Highlights that matter: Impressive ****26'** clear ceiling height****** in the bay, Fully developed two-storey buildout, Professional reception area to greet clients, Boardroom + vault room, 2-pc bath on main Rustic-industrial finishes:, wood accent walls, black railings, vinyl plank flooring, Upper level with utility room, staff lounge/kitchenette, 3-pc bath, offices, Mezzanine overlooking bay/workshop 3 assigned parking stalls (P118, P119, P94) * ****Available for sale or triple net lease**** This isn't a cold warehouse box — it's a polished, client-ready workspace with character and functionality. Walk in Monday and get to work Tuesday. CALL NOW FOR DETAILS! Perfect for contractors, service businesses, trades, light industrial, or anyone who wants a professional presence without renovation headaches. ****Opportunities like this don't sit long.**** Call today for details and your private tour. *Note: Measurements not to BOMA standards.*

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.