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## 195 MACKAY CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort McMurray, Alberta



**Listing ID:**  
34966


**MLS ID:**  
A2303084

**\$3,000,000**



 **BRAD KROEKER**  
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 Century 21 Masters  
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 195 Mackay Crescent , Fort McMurray , Alberta T9H 5E8

<b>Transaction Type</b> For Sale	<b>Zoning</b> BI	<b>Subdivision</b> Mackenzie Park
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2005	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0424250
<b>Building Area (Sq. Ft.)</b> 7880.00	<b>Building Area (Sq. M.)</b> 732.07	<b>Lot Size (Sq. Ft.)</b> 34768
<b>Lot Size (Acres)</b> 0.80	<b>Footprint (Sq. Ft.)</b> 6940	<b>Construction Type</b> Metal Frame,Metal Siding
<b>Roof</b> Metal	<b>Foundation</b> Piling(s),Poured Concrete,Slab	<b>Cooling</b> Partial
<b>Heating</b> Make-up Air,Overhead Heater(s),Forced Air,Natural Gas	<b>Access to Property</b> Direct Access	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Title	

NEW LISTING!! FOR SALE OR LEASE! 195 MacKay Crescent presents a well-maintained and functional commercial office and workshop facility, ideally suited for a variety of industrial and service-oriented users. The property offers approximately 6,940 square feet of main floor office and shop space, complemented by a 940 square foot developed mezzanine, bringing the total usable area to 7,880 square feet. The building features a pre-engineered steel structure with durable metal cladding, a sloped roof reaching up to 23 feet at its peak, and a clear-span warehouse area with high ceilings. The shop is equipped with a 12' x 16' insulated overhead door, floor drains, sump, and high bay lighting, making it well-suited for operational efficiency. Office improvements are extensive and include finished flooring (carpet, tile, laminate, and commercial vinyl), suspended ceilings, and a well-appointed kitchen/lunchroom with maple cabinetry, full-size appliances, and water filtration. The mezzanine level provides additional office space, including a boardroom and multiple private offices, offering flexibility for administrative functions. The property is serviced with 200-amp, 600-volt electrical, newer sub-panels, and a recently installed HVAC system that includes forced air heating and air conditioning, radiant tube heaters, and supplementary heating units. High-speed fibre optic internet is also available. Situated on a paved site with Business Industrial (BI) zoning, the property provides ample functionality for a wide range of commercial users seeking a combination of office and warehouse space in a modern, well-equipped facility. There is an additional 40 x 40 foot garage building that is not included in the advertised floor area.

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