## \$30 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095504

## \$30

0 Bedroom, 0.00 Bathroom, Commercial on 0.04 Acres

Mackenzie Park, Fort McMurray, Alberta

FOR SALE OR LEASE 1584 SF WAREHOUSE BAY IMPROVED WITH AIR MAKE UP AND 2 PIECE WASHROOM IN THE KUUSAMO BUILT FIRST-CLASS **DEVELOPMENT.** Flexible use. Ideal for light to medium industrial, small business, industrial retail, & other applications. Pre-cast construction building, front grade loading with 2 dedicated parking stalls. Features include a 12'x16' overhead door, floor drain, man door & ceiling heights of 22'. Affordable operating costs. Landlord buildout options are available. Excellent exposure on Mackenzie Blvd Located in the southeast sector of the community adjacent to Highway 63 with direct access to Hwy 69, MacKenzie Industrial Park offers convenient access to the airport & the downtown core. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! Affordable Op CostsO \$8.27 (est 2024). Include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions, Landlord insurance.







Built in 2012

## **Essential Information**

MLS® #	A2095504
Price	\$30
Bathrooms	0.00
Acres	0.04

Year Built2012TypeCommercialSub-TypeIndustrialStatusActiveCommunity InformationAddress308, 400 Mackenzie BoulevardSubdivisionMackenzie ParkCityFort McMurrayCountyWood BuffaloProvinceAlbertaPostal CodeT9H 4C4AmenitiesIUtilitiesElectricity Available, Garbage Collection, Natural Gas AvailableParking Spaces2InteriorIExteriorConcreteConstructionConcreteFoundationSee RemarksAdditional InformationSee RemarksDate ListedNovember 30th, 2023Days on Market650			
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FoundationSee RemarksAdditional InformationDate ListedNovember 30th, 2023	Exterior		
Additional InformationDate ListedNovember 30th, 2023	Construction	Concrete	
Date Listed November 30th, 2023	Foundation	See Remarks	
,	Additional Information		
Days on Market 650	Date Listed	November 30th, 2023	
	Days on Market	650	

## **Listing Details**

Zoning

Listing Office COLDWELL BANKER UNITED

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