

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

MLS® #A2095504

\$30

0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

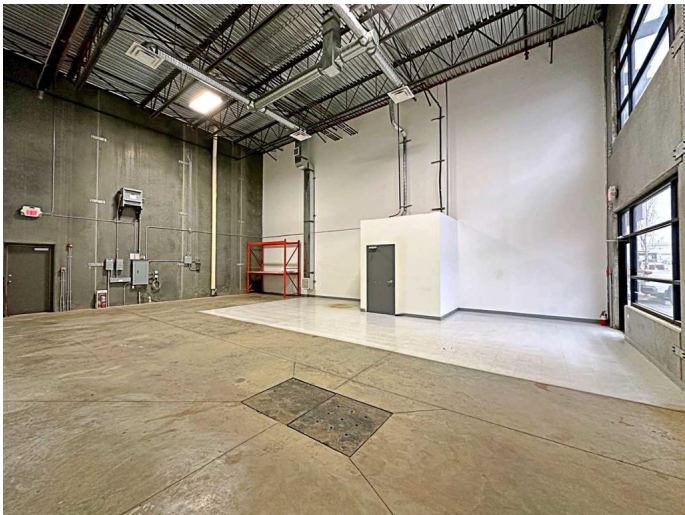
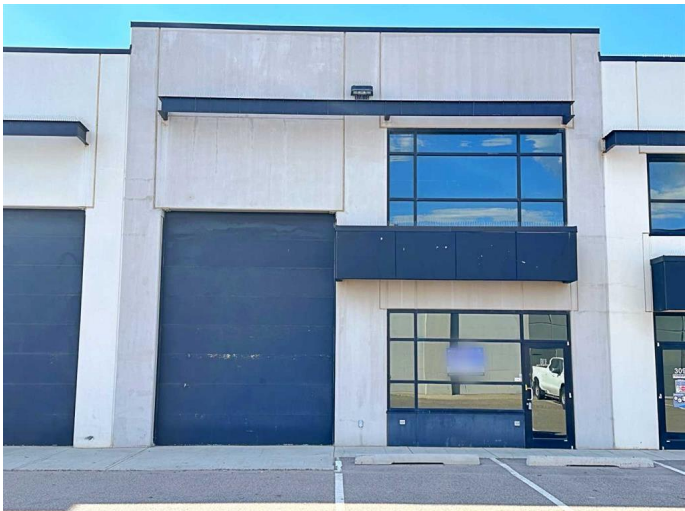
Mackenzie Park, Fort McMurray, Alberta

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 Costs \$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 Built | 2012 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 308, 400 Mackenzie Boulevard |
| Subdivision | Mackenzie Park |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 4C4 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Available, Garbage Collection, Natural Gas Available |
| Parking Spaces | 2 |

Interior

| | |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

Exterior

| | |
|--------------|-------------|
| Construction | Concrete |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 30th, 2023 |
| Days on Market | 650 |
| Zoning | BI |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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