

# \$30 - 104, 280 MacLennan Crescent, Fort McMurray

MLS® #A2202632

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.08 Acres

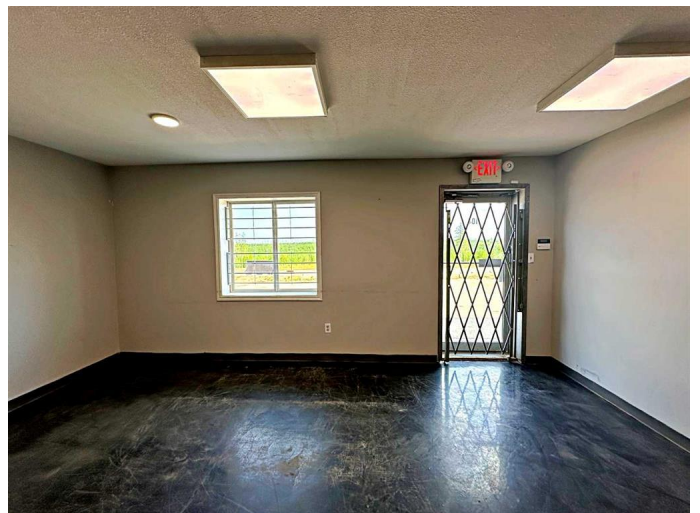
Mackenzie Park, Fort McMurray, Alberta

Maximize your operational efficiency with Bay 104. 3000 sqft industrial warehouse space available for lease at 280 MacLennan Crescent. It features office spaces, reception, washroom, in-floor heating and a make-up air system, ensuring a safe, comfortable, controlled, and compliant environment. The space includes two 14' bay doors for convenient access and is equipped with a floor drain and oil separator for easy maintenance. With ample parking available both in the front and back of the building. Functional and accessible solution for your business needs and can be combined with Bay 108 for a combined total of 6000 SF. Excellent exposure conveniently located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core.

Built in 1998

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2202632   |
| Price      | \$30       |
| Bathrooms  | 0.00       |
| Acres      | 2.08       |
| Year Built | 1998       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 104, 280 MacLennan Crescent |
| Subdivision | Mackenzie Park              |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 4G1                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 184              |
| Zoning         | BI               |

## Listing Details

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

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