

\$489,900 - 305, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2265405

\$489,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL BAY IN MACKENZIE INDUSTRIAL PARK. This 1,591 sq. ft. bay offers exceptional value and versatility within a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial operations, service businesses, or vehicle and equipment storage, this unit is designed for functionality and comfort. The space features front grade-level loading with a 12' x 16' overhead door and man door, 22' ceiling height, and durable pre-cast concrete construction. A professionally installed air make-up system ensures proper ventilation, consistent air quality, and temperature control—making the space ideal for working with vehicles, operating equipment, or running mechanical or detailing services year-round. Additional features include a floor drain, two-piece bathroom, and two dedicated parking stalls. Strategically located in the southeast sector of Fort McMurray, adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and convenient access to the airport, downtown, and major industrial corridors. Available for immediate possession, with affordable condo fees that include water.

Built in 2012



Essential Information

MLS® #	A2265405
Price	\$489,900
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	305, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

Amenities

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

Interior

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

Exterior

Lot Description	Near Public Transit, See Remarks
Roof	Concrete
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	5
Zoning	BI

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.