

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

MLS® #A2095504

\$30

0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

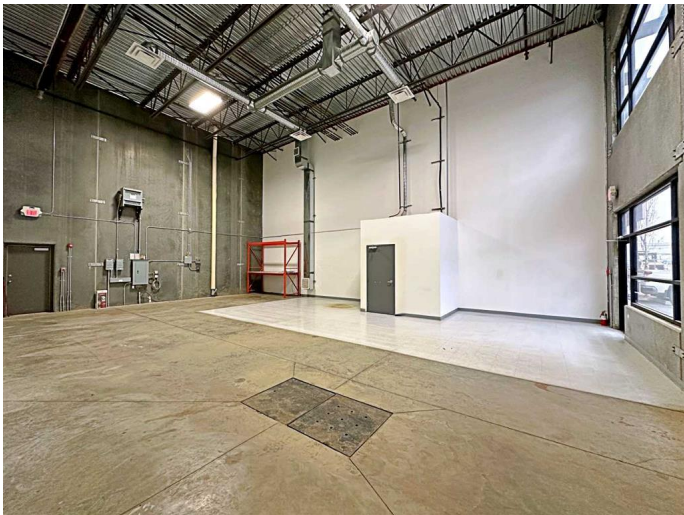
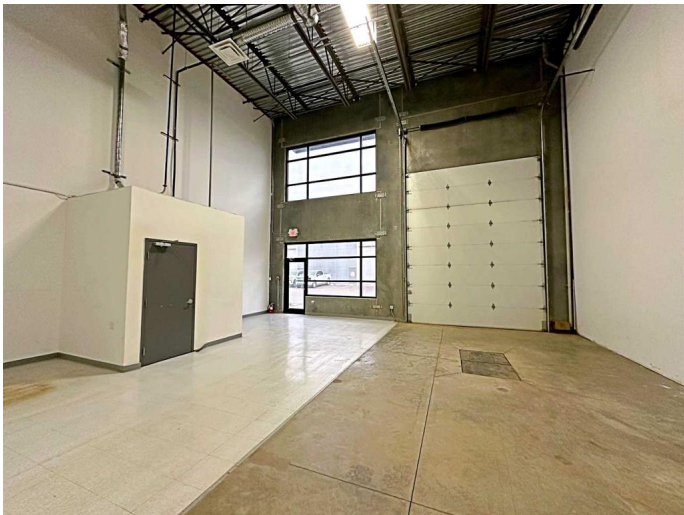
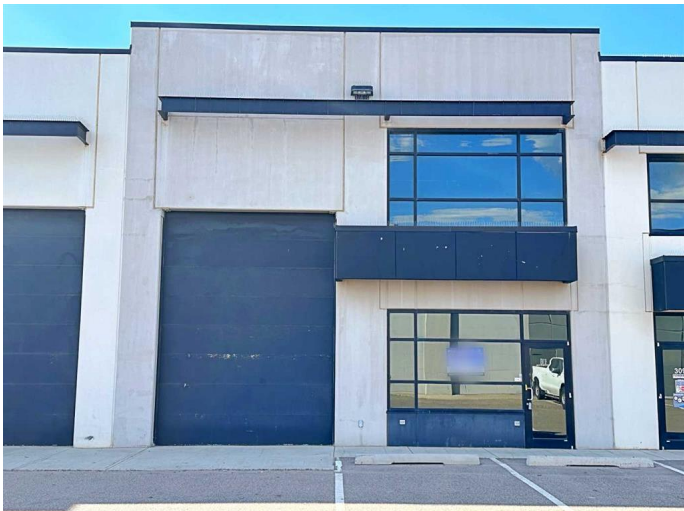
Mackenzie Park, Fort McMurray, Alberta

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
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Exterior

Construction	Concrete
Foundation	See Remarks

Additional Information

Date Listed	November 30th, 2023
Days on Market	646
Zoning	BI

Listing Details

Listing Office	COLDWELL BANKER UNITED
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