# \$489,900 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095505

## \$489,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.04 Acres

Mackenzie Park, Fort McMurray, Alberta

# FOR SALE OR LEASE â€" FLEXIBLE INDUSTRIAL SPACE IN MACKENZIE INDUSTRIAL PARK

Affordable and versatile space available in a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial, small business, or industrial retail uses. The pre-cast construction building features front grade loading with a 12' x 16' overhead door, floor drains, man door, and 22' ceiling heights. Includes a 2-piece bathroom, two dedicated parking stalls. AIR MAKE UP SYSTEM IS INSTALLED 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 easy access to the airport and downtown core. Available for immediate possession. AFFORDABLE CONDO FEES INCLUDE WATER

Built in 2012

#### **Essential Information**

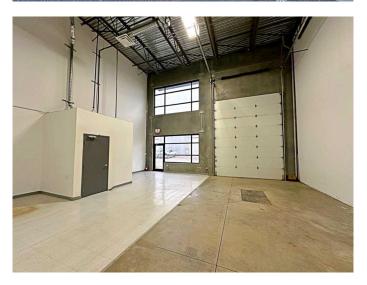
MLS® # A2095505 Price \$489,900

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, Natural Gas Available, Garbage Collection

Parking Spaces 2

#### Interior

Heating Natural Gas, Radiant

#### **Exterior**

Construction Concrete

Foundation See Remarks

#### **Additional Information**

Date Listed November 30th, 2023

Days on Market 700 Zoning BI

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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