

# **\$719,000 - 209, 400 Mackenzie Boulevard, Fort McMurray**

MLS® #A2122329

**\$719,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

2800 SF Fully Developed Warehouse Bay & Premier Office. If you value, the artistry in a beautifully designed professional space this is your office with Bay. Quality finishings & great design that will inspire productivity, encouraging employee & client confidence & comfort. This Premier Class office development features an enclosed vestibule entrance, wood flooring, handcrafted hardwood countertops & sills, communications centre. Open reception with built-in custom cabinets, 4 offices with solid wood doors, 1 washroom, kitchenette, filing/ copying area. The fully developed Mezzanine features 4 offices with built-out glass, a kitchenette, a bathroom & boardroom with a stunning feature wall. The 30' x 23' bay area is fully finished with a 16' bay door, 22' ceiling height, and cabinets. Includes 5 parking stalls # P76, P77, P78, P79 and P101 and HVAC. Strategically located directly on MacKenzie Blvd with easy access to Hwy 69 & 63, YMM airport, railway, downtown, transit & restaurants. Great visibility. Affordable condo fees include common area care, landscaping, garbage removal, water, professional management, and reserve fund contributions.

Built in 2012

## **Essential Information**



MLS® #	A2122329
Price	\$719,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	209, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

### Amenities

Utilities	Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available
Parking Spaces	5

### Exterior

Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2024
Days on Market	386
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.