

# \$29 - 206, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2178069

**\$29**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

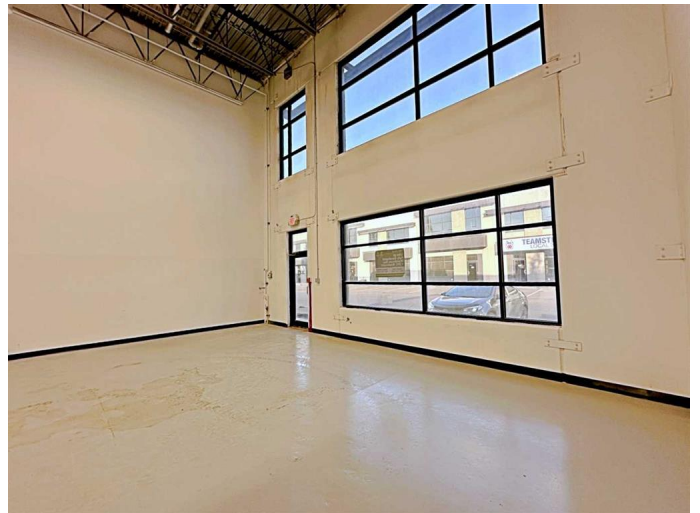
Mackenzie Park, Fort McMurray, Alberta

FOR LEASE OR SALE: 1789 SF  
WAREHOUSE BAY IMPROVED 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. Includes 5 parking stalls # P67, P68,  
P69, P80, and P96, a 12' x 16' overhead door,  
floor drain, man door & ceiling heights of  
22'±. Excellent exposure on Mackenzie  
Blvd Located in the southeast sector of the  
community adjacent to Highway 63 with direct  
access to Highway 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 include  
common area care, landscaping, garbage  
removal, water & sewer, professional  
management, and reserve fund contributions.  
Available for immediate occupancy.

Built in 2012

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2178069   |
| Price      | \$29       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Commercial |



|          |           |
|----------|-----------|
| Sub-Type | Warehouse |
| Status   | Active    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 206, 400 Mackenzie Boulevard |
| Subdivision | Mackenzie Park               |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9H 4C4                      |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Days on Market | 309                |
| Zoning         | BI                 |

### Listing Details

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

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