## \$499,000 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095505

## \$499,000

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 22â€<sup>™</sup>. 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 and condo fees include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions.







Built in 2012

## **Essential Information**

MLS® #	A2095505
Price	\$499,000
Bathrooms	0.00
Acres	0.04

Year Built2012TypeCommercialSub-TypeIndustrialStatusActiveCommunity InformationAddress308, 400 Mackenzie BoulevardSubdivisionMackenzie ParkCityFort McMurrayCountyWood BuffaloProvinceAlbertaPostal CodeT9H 4C4AmenitiesIUtilitiesElectricity Available, Natural Gas Available, Garbage CollectionParking Spaces2InteriorNatural Gas, RadiantExteriorConcreteFoundationSee RemarksAdditional InformationNovember 30th 2023			
Sub-TypeIndustrialStatusActiveCommunity InformationActiveAddress308, 400 Mackenzie BoulevardSubdivisionMackenzie ParkCityFort McMurrayCountyWood BuffaloProvinceAlbertaPostal CodeT9H 4C4UtilitiesElectricity Available, Natural Gas Available, Garbage CollectionParking Spaces2InteriorHatara Gas, RadiantExteriorConcreteFoundationSee RemarksAdditional InformationSee Remarks	Year Built	2012	
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HeatingNatural Gas, RadiantExteriorConstructionConstructionConcreteFoundationSee RemarksAdditional Information	Parking Spaces	2	
ExteriorConstructionConcreteFoundationSee RemarksAdditional Information	Interior		
ConstructionConcreteFoundationSee RemarksAdditional Information	Heating	Natural Gas, Radiant	
Foundation See Remarks Additional Information	Exterior		
Additional Information	Construction	Concrete	
	Foundation	See Remarks	
Date Listed November 30th 2023	Additional Information		
	Date Listed	November 30th, 2023	
Days on Market 630	Days on Market	630	

## **Listing Details**

Zoning

Listing Office COLDWELL BANKER UNITED

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