

# \$30 - 104, 280 MacLennan Crescent, Fort McMurray

MLS® #A2202632

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.08 Acres

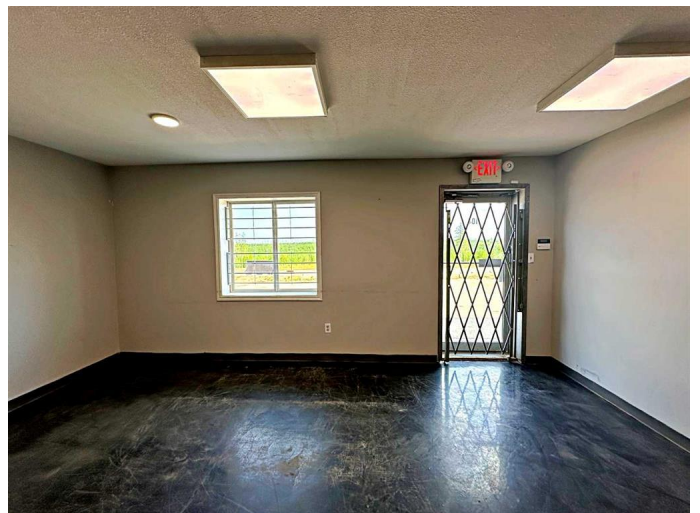
Mackenzie Park, Fort McMurray, Alberta

Maximize your operational efficiency with Bay 104. 3000 sqft industrial warehouse space available for lease at 280 MacLennan Crescent. It features office spaces, reception, washroom, in-floor heating and a make-up air system, ensuring a safe, comfortable, controlled, and compliant environment. The space includes two 14' bay doors for convenient access and is equipped with a floor drain and oil separator for easy maintenance. With ample parking available both in the front and back of the building. Functional and accessible solution for your business needs and can be combined with Bay 108 for a combined total of 6000 SF. Excellent exposure conveniently located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core.

Built in 1998

## Essential Information

MLS® #	A2202632
Price	\$30
Bathrooms	0.00
Acres	2.08
Year Built	1998
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	104, 280 MacLennan Crescent
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4G1

## Additional Information

Date Listed	March 13th, 2025
Days on Market	161
Zoning	BI

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.