

**104, 400 Mackenzie Boulevard
Fort McMurray, Alberta**

MLS # A2239319



\$617,700

Division: Gregoire Commercial Park

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,079 sq.ft.

Zoning: BI

Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: RADIANT HEATER

Now available – over 2,000 sq/ft of versatile warehouse space located in the heart of Gregoire Industrial Park! This space is great for industrial use, small businesses, or retail operations. This unit offers both functionality and convenience at an affordable price point. Features include a spacious Interior of 2,000+ sq/ft with soaring 23-ft ceilings, radiant heating, overhead Door: 15'10" clearance ideal for deliveries and equipment, floor drain, back alley access, 5 assigned parking stalls directly in front of the bay for staff and customers, prime location just off the front of McKenzie Blvd for maximum exposure. This well-managed property offers peace of mind with condo fees that cover snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions—so you can focus on your business, not your building maintenance. Unit comes with 4 parking stalls.