

**308, 400 Mackenzie Boulevard
Fort McMurray, Alberta**

MLS # A2095505



\$489,900

Division:	Mackenzie Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,584 sq.ft.
Zoning:	BI

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity, Natural Gas, Garbage Collection
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.04 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL SPACE IN MACKENZIE INDUSTRIAL PARK Affordable and versatile space available in a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial, small business, or industrial retail uses. The pre-cast construction building features front grade loading with a 12' x 16' overhead door, floor drains, man door, and 22' ceiling heights. Includes a 2-piece bathroom, two dedicated parking stalls. AIR MAKE UP SYSTEM IS INSTALLED Located in the southeast sector of Fort McMurray adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and easy access to the airport and downtown core. Available for immediate possession. **AFFORDABLE CONDO FEES INCLUDE WATER**