

# \$509,900 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095505

**\$509,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

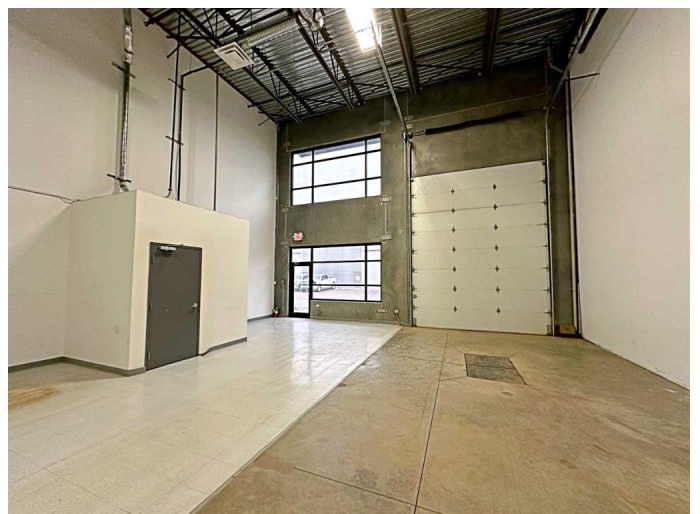
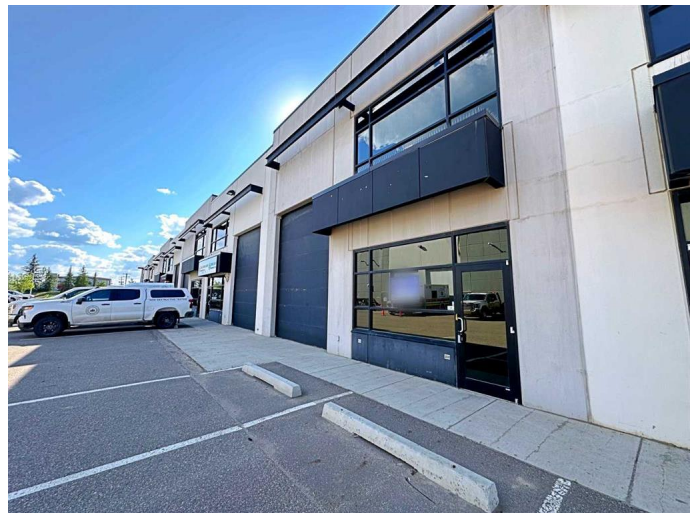
Mackenzie Park, Fort McMurray, Alberta

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 22'. 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	\$509,900
Bathrooms	0.00
Acres	0.04



Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	308, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Garbage Collection
Parking Spaces	2

### **Interior**

Heating	Natural Gas, Radiant
---------	----------------------

### **Exterior**

Construction	Concrete
Foundation	See Remarks

### **Additional Information**

Date Listed	November 30th, 2023
Days on Market	470
Zoning	BI

### **Listing Details**

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

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