

# \$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 – FLEXIBLE INDUSTRIAL SPACE IN MACKENZIE INDUSTRIAL PARK

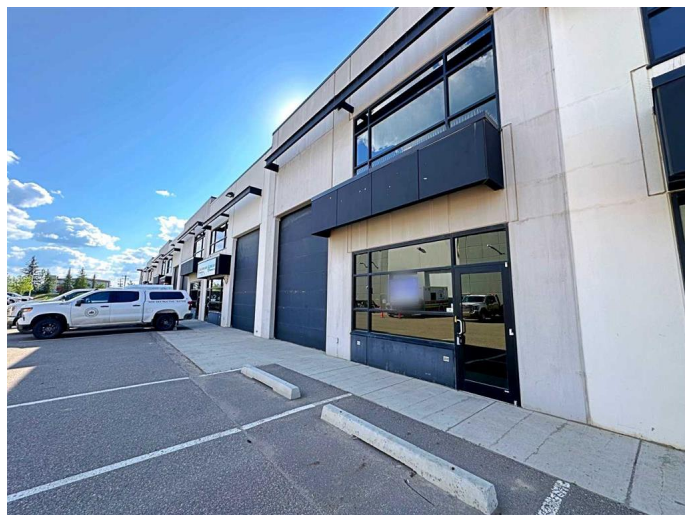
Affordable and versatile space available in a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial, small business, or industrial retail uses. The pre-cast construction building features front grade loading with a 12' x 16' overhead door, floor drains, man 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

Built in 2012

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2095505   |
| Price      | \$499,000  |
| 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 | 678                 |
| 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.