



**305, 400 MacKenzie Boulevard  
Fort McMurray, Alberta**

**MLS # A2265405**



**\$489,900**

**Division:** Mackenzie Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Kuusamo

**Bus. Name:** -

**Size:** 1,591 sq.ft.

**Zoning:** BI

**Heating:** Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Concrete

**Utilities:** Electricity, Natural Gas, Garbage Collection

**Exterior:** Concrete

**Parking:** -

**Water:** Public

**Lot Size:** 0.00 Acre

**Sewer:** Public Sewer

**Lot Feat:** Near Public Transit, See Remarks

**Inclusions:** air make up system

FOR SALE OR LEASE &ndash; FLEXIBLE INDUSTRIAL BAY IN MACKENZIE INDUSTRIAL PARK. This 1,591 sq. ft. bay offers exceptional value and versatility within a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial operations, service businesses, or vehicle and equipment storage, this unit is designed for functionality and comfort. The space features front grade-level loading with a 12' x 16' overhead door and man door, 22' ceiling height, and durable pre-cast concrete construction. A professionally installed air make-up system ensures proper ventilation, consistent air quality, and temperature control&mdash;making the space ideal for working with vehicles, operating equipment, or running mechanical or detailing services year-round. Additional features include a floor drain, two-piece bathroom, and two dedicated parking stalls. Strategically 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 convenient access to the airport, downtown, and major industrial corridors. Available for immediate possession, with affordable condo fees that include water.