

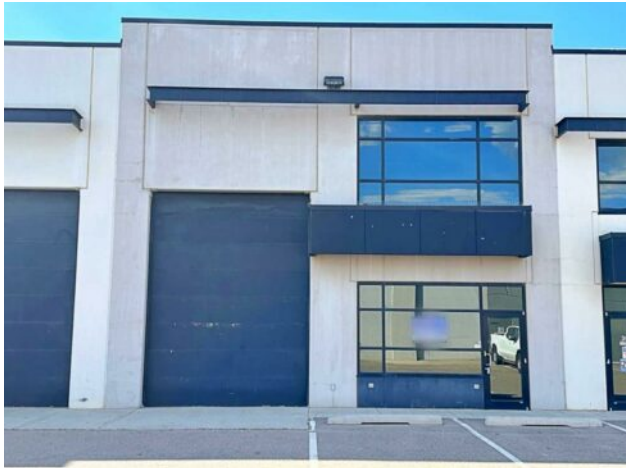


**GRASSROOTS**  
REALTY GROUP

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308, 400 Mackenzie Boulevard  
Fort McMurray, Alberta

MLS # A2095504



**\$30 per sq.ft.**

**Division:** Mackenzie Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,584 sq.ft.

**Zoning:** BI

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

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

**Parking:** -

**Lot Size:** 0.04 Acre

**Lot Feat:** -

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 \$8.27 (est 2024). Include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions, Landlord insurance.