



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

**MLS # A2095505**



**\$489,900**

**Division:** Mackenzie Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**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 &ndash; 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 ' 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**