



GRASSROOTS
REALTY GROUP

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**6B, 380 Mackenzie Boulevard
Fort McMurray, Alberta**

MLS # A2116428



\$459,900

Division:	Mackenzie Park
Type:	Warehouse
Bus. Type:	Industrial ,Professional/Office,Warehouse
Sale/Lease:	For Sale
Bldg. Name:	380 Mackenzie Boulevard
Bus. Name:	-
Size:	3,329 sq.ft.
Zoning:	BI

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	Back Lane, Level, Near Public Transit, See Remarks

Inclusions: 2- Office cubical sets, 2 - black filing cabinets, 1 48" Stainless steel fridge
1 48" Stainless steel dishwasher, 1 48" Central Vacuum, 2 48" Large desk sets (in warehouse)

3329 SF Warehouse Bay with fully developed offices. Main floor features a reception, a large open workspace, 6 offices, a staff kitchen area, a washroom, storage and a 25'4" x 29'10" warehouse bay with 16' x 12' overhead bay door with access at grade from the back of the unit, rear man door, and gas fired overhead heating/furnace. The fully developed 1325 SF Mezzanine features 5 offices, a washroom, storage & boardroom. Ample parking. Strategically located with high visibility on MacKenzie Boulevard in the southeast sector of the community. Adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core. Affordable condo fees include common area care, landscaping, garbage removal, water, professional management, and reserve fund contributions. Seller Incentive: To make ownership even more accessible, the seller will contribute \$5,000 toward the buyer's closing costs, helping reduce upfront acquisition expenses.