



**GRASSROOTS**  
REALTY GROUP

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206, 400 Mackenzie Boulevard  
Fort McMurray, Alberta

MLS # A2178069



**\$29 per sq.ft.**

**Division:** Mackenzie Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Kuusamo

**Bus. Name:** -

**Size:** 1,789 sq.ft.

**Zoning:** BI

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** N/A

FOR LEASE OR SALE: 1789 SF WAREHOUSE BAY IMPROVED 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. Includes 5 parking stalls # P67, P68, P69, P80, and P96, a 12' x 16' overhead door, floor drain, man door & ceiling heights of 22'. Excellent exposure on Mackenzie Blvd Located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 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 include common area care, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions. Available for immediate occupancy.