

# \$30 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095504

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

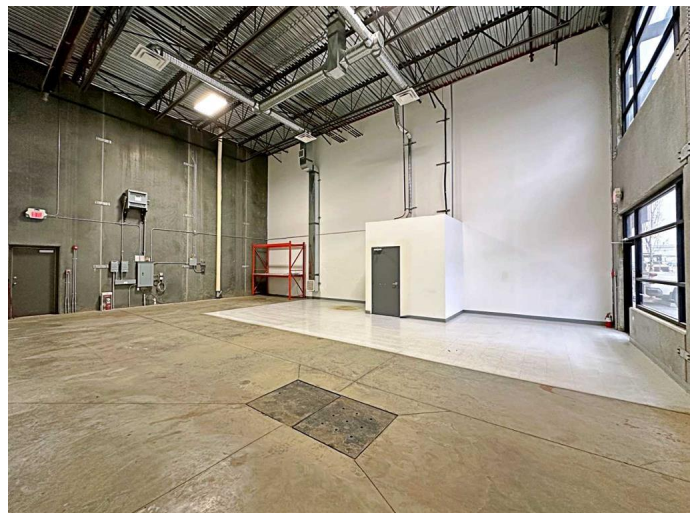
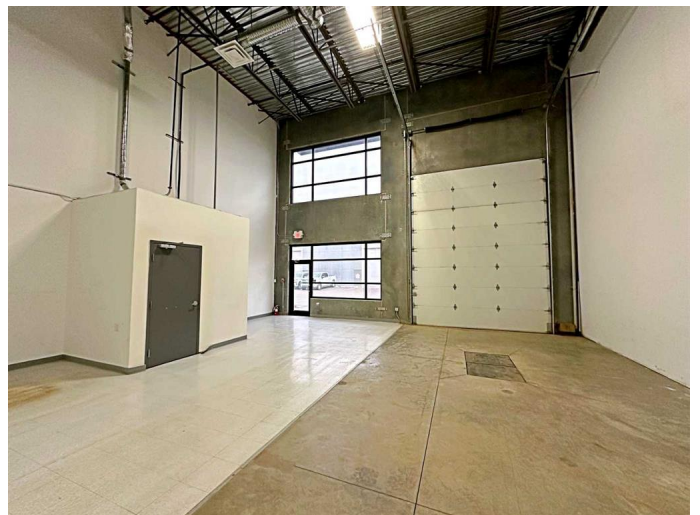
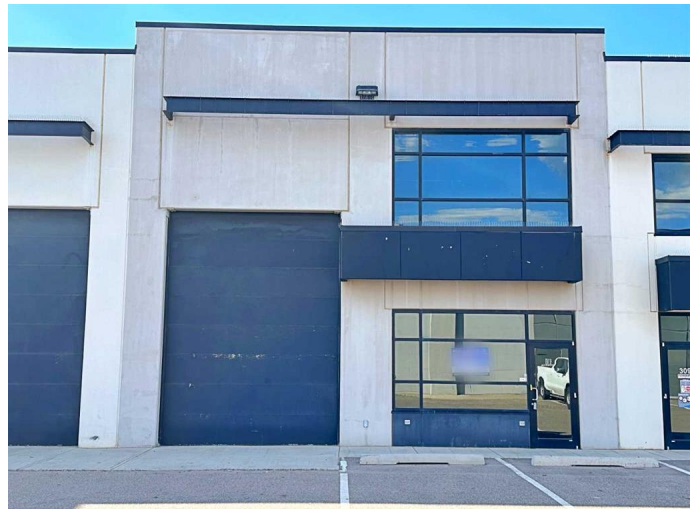
Mackenzie Park, Fort McMurray, Alberta

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.

Built in 2012

## Essential Information

MLS® #	A2095504
Price	\$30
Bathrooms	0.00
Acres	0.04



Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	308, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

### **Amenities**

Utilities	Electricity Available, Garbage Collection, Natural Gas Available
Parking Spaces	2

### **Interior**

Heating	Natural Gas, Radiant
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### **Exterior**

Construction	Concrete
Foundation	See Remarks

### **Additional Information**

Date Listed	November 30th, 2023
Days on Market	491
Zoning	BI

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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