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

Built in 2012

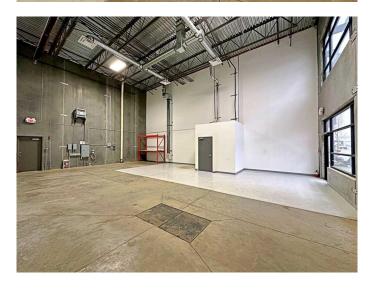
#### **Essential Information**

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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

#### **Exterior**

Construction Concrete

Foundation See Remarks

### **Additional Information**

Date Listed November 30th, 2023

Days on Market 613

Zoning BI

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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