

# **\$719,000 - 209, 400 Mackenzie Boulevard, Fort McMurray**

MLS® #A2122329

**\$719,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

2800 SF Fully Developed Warehouse Bay & Premier Office. If you value, the artistry in a beautifully designed professional space this is your office with Bay. Quality finishings & great design that will inspire productivity, encouraging employee & client confidence & comfort. This Premier Class office development features an enclosed vestibule entrance, wood flooring, handcrafted hardwood countertops & sills, communications centre. Open reception with built-in custom cabinets, 4 offices with solid wood doors, 1 washroom, kitchenette, filing/ copying area. The fully developed Mezzanine features 4 offices with built-out glass, a kitchenette, a bathroom & boardroom with a stunning feature wall. The 30' x 23' bay area is fully finished with a 16' bay door, 22' ceiling height, and cabinets. Includes 5 parking stalls # P76, P77, P78, P79 and P101 and HVAC. Strategically located directly on MacKenzie Blvd with easy access to Hwy 69 & 63, YMM airport, railway, downtown, transit & restaurants. Great visibility. Affordable condo fees include common area care, landscaping, garbage removal, water, professional management, and reserve fund contributions.

Built in 2012

## **Essential Information**



MLS® #	A2122329
Price	\$719,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	209, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

### Amenities

Utilities	Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available
Parking Spaces	5

### Exterior

Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2024
Days on Market	385
Zoning	BI

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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