

# \$499,000 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095505

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

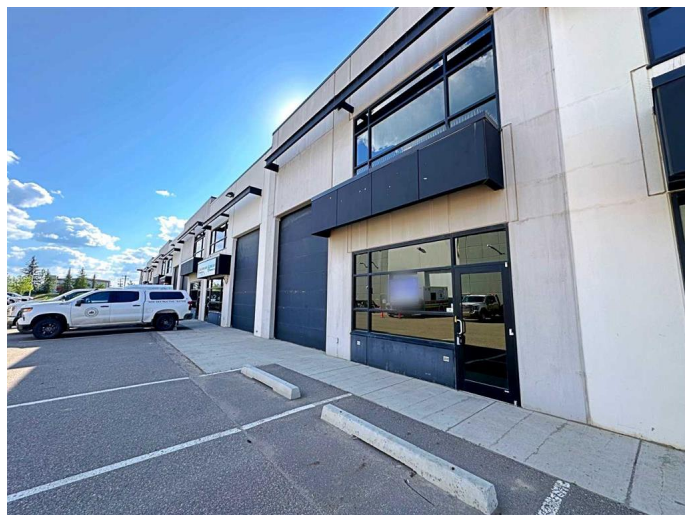
Mackenzie Park, Fort McMurray, Alberta

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 and condo fees include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions.

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2095505  |
| Price     | \$499,000 |
| 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, Natural Gas Available, Garbage Collection |
| Parking Spaces | 2  |

### Interior

|         |                      |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

### Exterior

|              |             |
|--------------|-------------|
| Construction | Concrete    |
| Foundation   | See Remarks |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 30th, 2023 |
| Days on Market | 614                 |
| Zoning         | BI                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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