

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

MLS® #A2095504

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

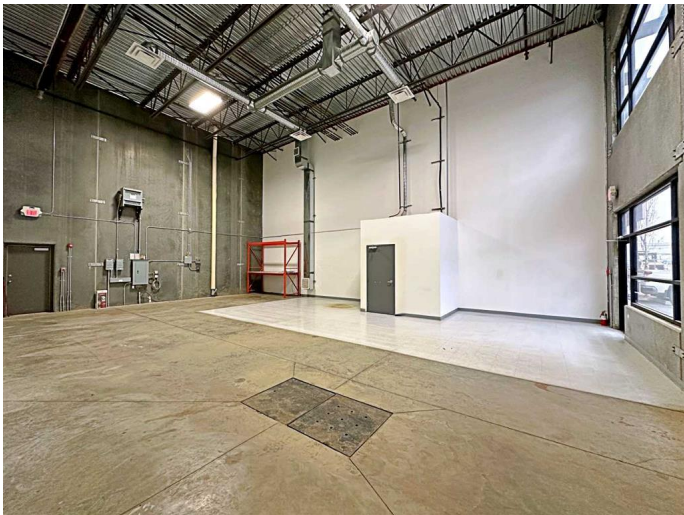
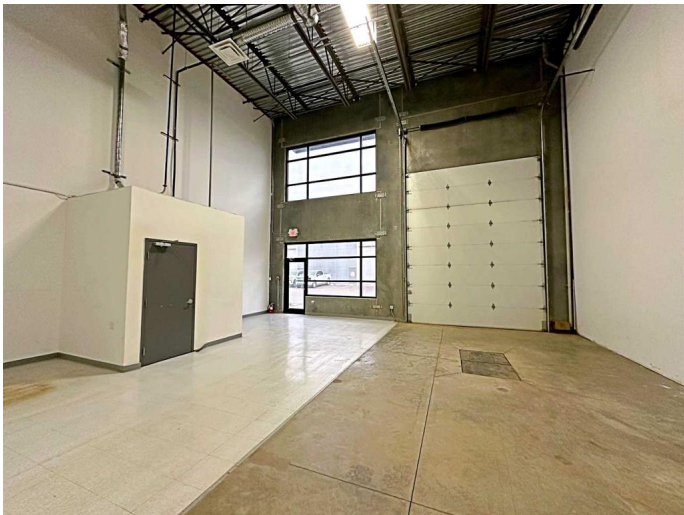
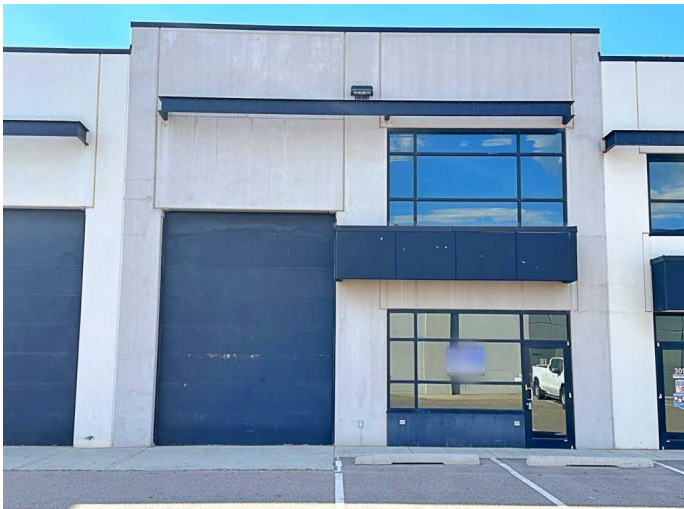
Mackenzie Park, Fort McMurray, Alberta

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 |
|---------|----------------------|

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 30th, 2023 |
| Days on Market | 531                 |
| Zoning         | BI                  |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.