

\$ - 305, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2265793

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0 Bedroom, 0.00 Bathroom, 1,617 sqft
Industrial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL BAY IN MACKENZIE INDUSTRIAL PARK. This 1,591 sq. ft. bay offers exceptional value and versatility within a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial operations, service businesses, or vehicle and equipment storage, this unit is designed for functionality and comfort. The space features front grade-level loading with a 12' x 16' overhead door and man door, 22' ceiling height, and durable pre-cast concrete construction. A professionally installed air make-up system ensures proper ventilation, consistent air quality, and temperature control—making the space ideal for working with vehicles, operating equipment, or running mechanical or detailing services year-round. Additional features include a floor drain, two-piece bathroom, and two dedicated parking stalls. Strategically located in the southeast sector of Fort McMurray, adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and convenient access to the airport, downtown, and major industrial corridors. Available for immediate possession, with affordable condo fees that include water. (id:6289)

Built in 2012

Essential Information



Listing #	A2265793
Bathrooms	0.00
Square Footage	1,617
Acres	0.00
Year Built	2012
Type	Industrial
Sub-Type	Condominium/Strata

Community Information

Address	305, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
Province	Alberta
Postal Code	T9H4C4

Amenities

Utilities	Electricity, Natural Gas
Features	See remarks
Parking Spaces	2

Interior

Heating	Natural gas Radiant heat
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Exterior

Exterior	Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	COLDWELL BANKER UNITED
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