

\$512,900 - 207, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2122319

\$512,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

FOR SALE 1789 SF WAREHOUSE BAY
IMPROVED 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.
Includes 5 parking stalls #P70, P71, P72, P81
and P98. Includes a 12' x 16' overhead door,
floor drain, man door & ceiling heights of
22'6"™. Excellent exposure on Mackenzie
Blvd. Located in the southeast sector of the
community adjacent to Highway 63 with direct
access to Highway 69, MacKenzie Industrial
Park offers convenient access to the airport &
the downtown core. Hurry & take advantage
of this opportunity!!! Affordable condo fees are
\$538.96, including common area care,
landscaping, garbage removal, water & sewer,
professional management, and reserve fund
contributions. This property is currently leased
and will be sold with Tenant in Place.

Built in 2012

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2122319 |
| Price | \$512,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |



| | |
|------------|------------|
| Year Built | 2012 |
| Type | Commercial |
| Sub-Type | Warehouse |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 207, 400 Mackenzie Boulevard |
| Subdivision | Mackenzie Park |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 4C4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

Exterior

| | |
|--------------|-----------------|
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2024 |
| Days on Market | 476 |
| 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.