

# \$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, Natural Gas Available, Garbage Collection, High Speed Internet Available |
| Parking Spaces | 5   |

### **Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2024 |
| Days on Market | 427              |
| Zoning         | BI               |

### **Listing Details**

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

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