

# \$535,000 - 207, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2122319

**\$535,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

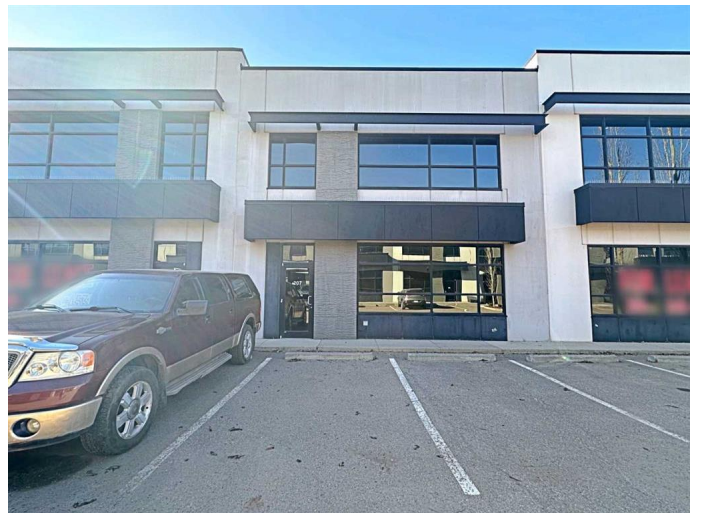
Mackenzie Park, Fort McMurray, Alberta

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'±. 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	\$535,000
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
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### **Exterior**

Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2024
Days on Market	374
Zoning	BI

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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