

**AVISON
YOUNG**

For Sale
Industrial and Office Space on 1.19 Acres

285 MacDonald Crescent
Fort McMurray, AB



**Get more
information**

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For Sale

285 MacDonald Crescent, Fort McMurray, AB



Site Specifications

Address:	285 MacDonald Crescent, Fort McMurray, Alberta
Legal Address:	Plan 7821379; Block 14; Lot 4
Zoning:	BI - Business Industrial
Site Size:	1.19 Acres
Building Size:	±12,150 SF
Year Built:	1979
Age:	45
Ceiling Height:	22'
Cranes:	Two 10 ton cranes
Make Up Air:	Yes
Power:	TBD
Loading:	4 dock doors
Yard Improvements:	Paved parking, fully fenced and secured rear yard
Taxes:	\$18,282 (2024 estimated)
Asking Price:	\$3,950,000

Offering highlights include:

- Attractive high exposure location in Fort McMurray's largest industrial park
- Office improvements include reception area, lunch room, washrooms and private offices
- Located minutes from Highway 63



Fort McMurray

Market Opportunity

ALBERTA ADVANTAGE: From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

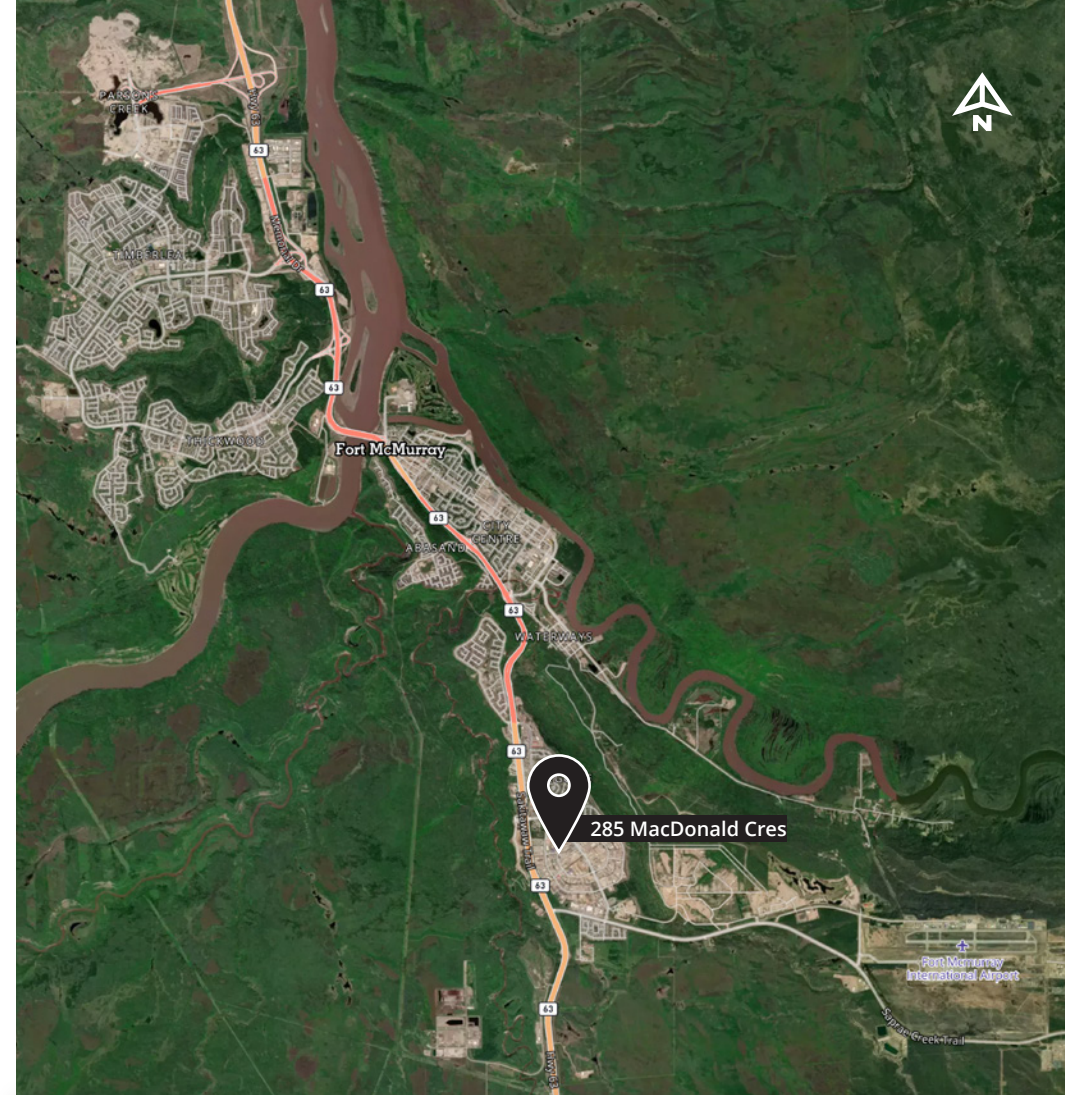
INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

URBAN MARKET OPPORTUNITIES: The population is growing. Saline Creek and Parsons creek can accommodate a combined 40,000 new residents. There is no shortage of space for families and innovators to come and find their success.

The following is a list of opportunities in leading industries in Fort McMurray Wood Buffalo:

- National/Regional Retail Anchors
- High Density Mixed Use Projects
- Community Commercial/Services
- Branded Outlet Mall
- Urban Entertainment Centre
- Technology Based Commercial
- Health Services/Commercial
- National/Specialty Restaurants
- Hospitality/Conference Centre
- Leisure/Resort Destinations
- Highway Services/Travel Centre
- Auto Mall
- Logistics/Distribution
- Cultural Showcase

<https://www.fmwb.ca/business-invest/market-opportunity>



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



MACDONALD CRESCENT

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