

**AVISON
YOUNG**

**For Sale
Industrial Investment Opportunity**

175 MacDonald Crescent
Fort McMurray, AB



**Get more
information**

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For Sale

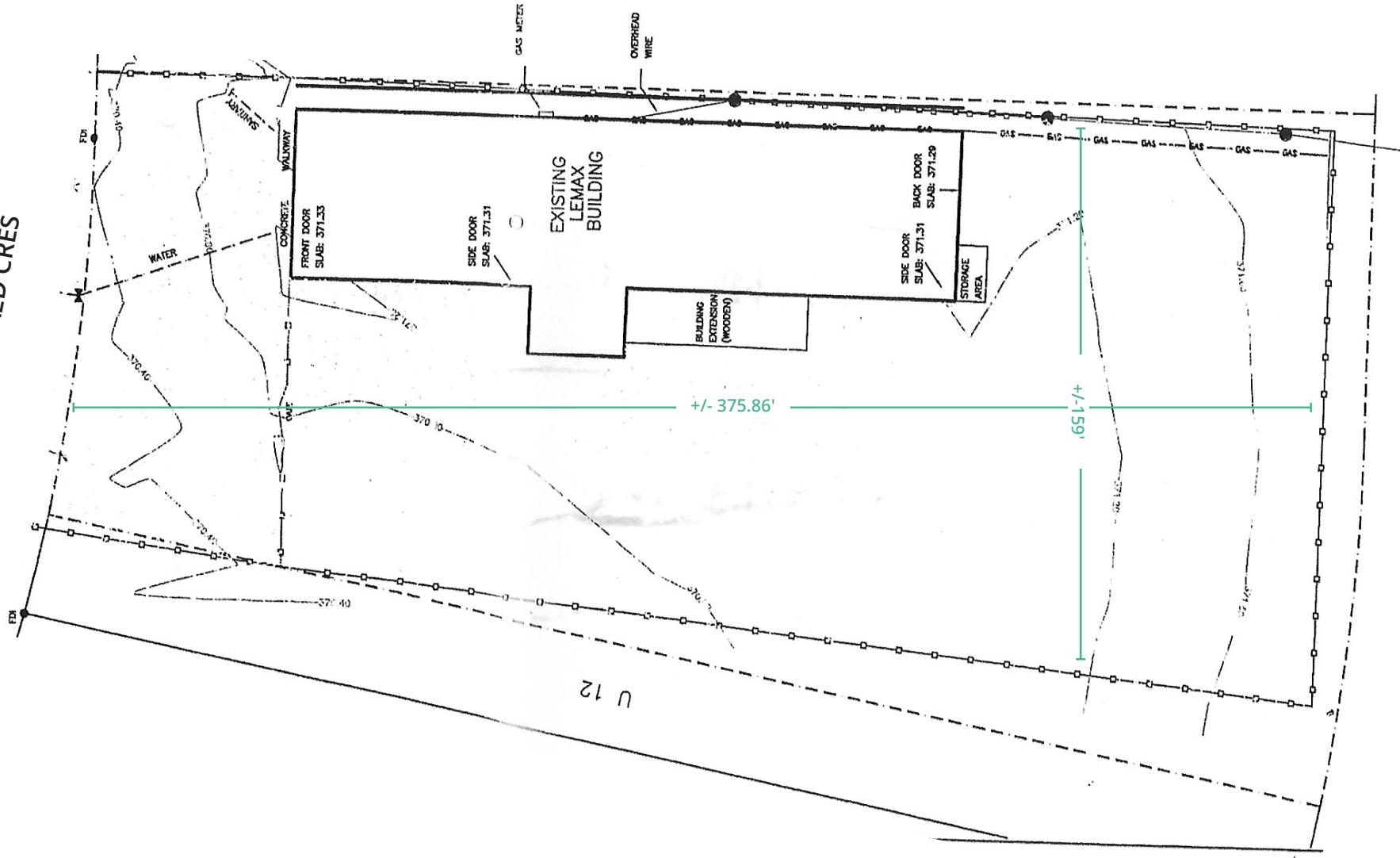
175 MacDonald Crescent, Fort McMurray, AB



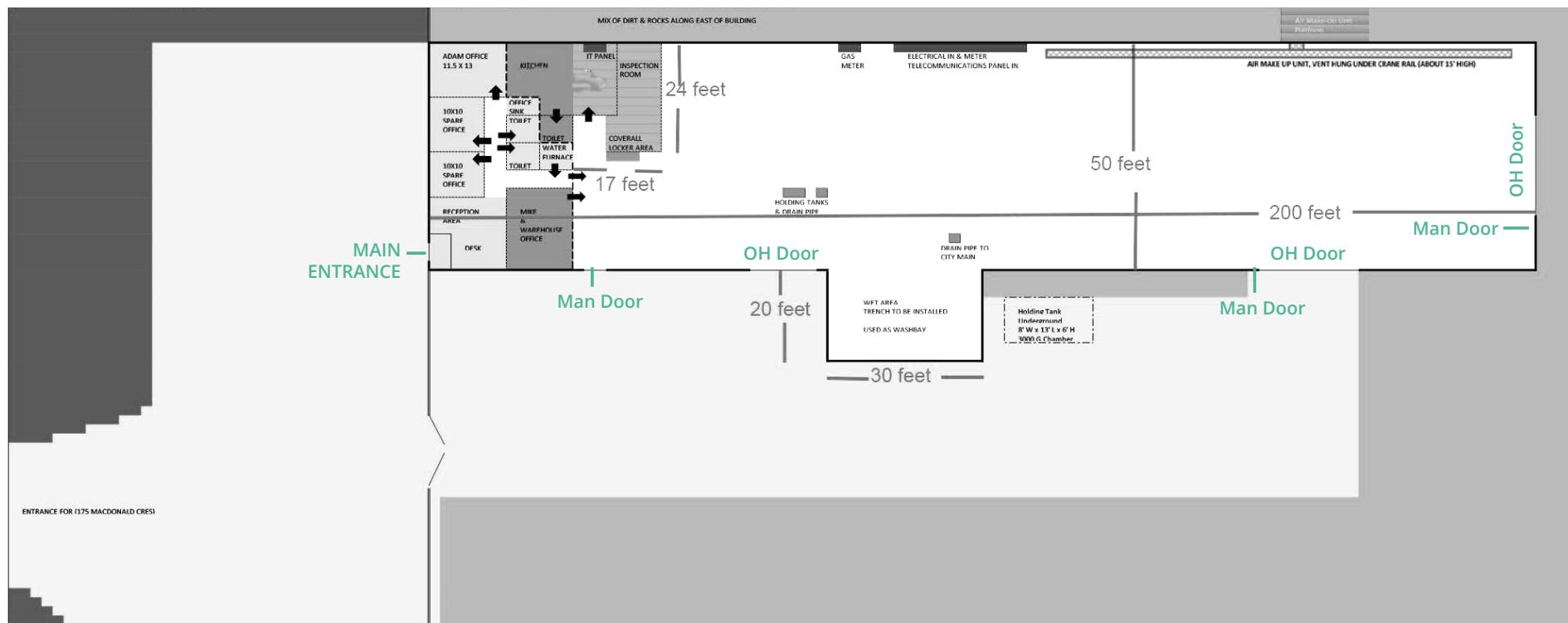
Site Plan



MACDONALD CRES



Building Plan



Site Specifications

| | |
|----------------------|--|
| Address: | 175 MacDonald Crescent, Fort McMurray, Alberta |
| Legal Address: | Plan 7620533; Block 20; Lot 1 |
| Zoning: | BI - Business Industrial |
| Site Size: | 1.5 Acres |
| Building Size: | 11,051 SF |
| Year Built: | 1982 |
| Ceiling Height: | 22' |
| Cranes: | Two five ton cranes |
| Make Up Air: | Yes |
| Power: | Upgraded 600 amp/600 volt |
| Loading: | Three grade doors |
| Yard Improvements: | Secure graveled yard |
| Asking Price: | \$3,600,000 (10.7% yield) |

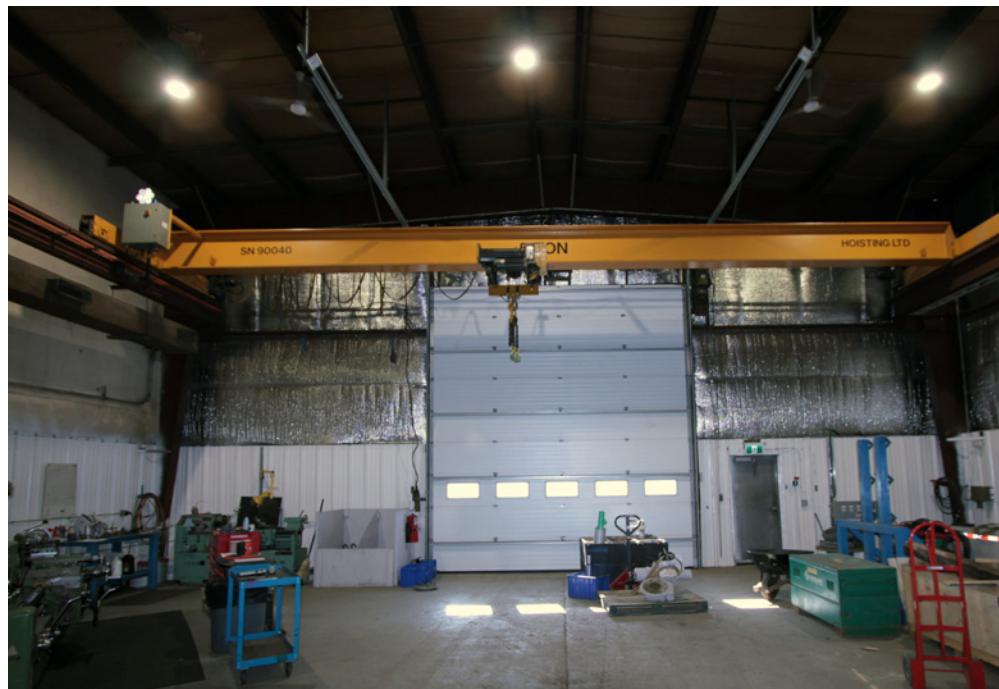
Offering highlights include:

- Functional shop space with low site coverage.
- International covenant tenancy.
- Upgraded LED lighting.
- Continuous program of building upgrades – power, lighting, equipment wash area with isolated containment, etc.



For Sale

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Fort McMurray



Market Opportunity

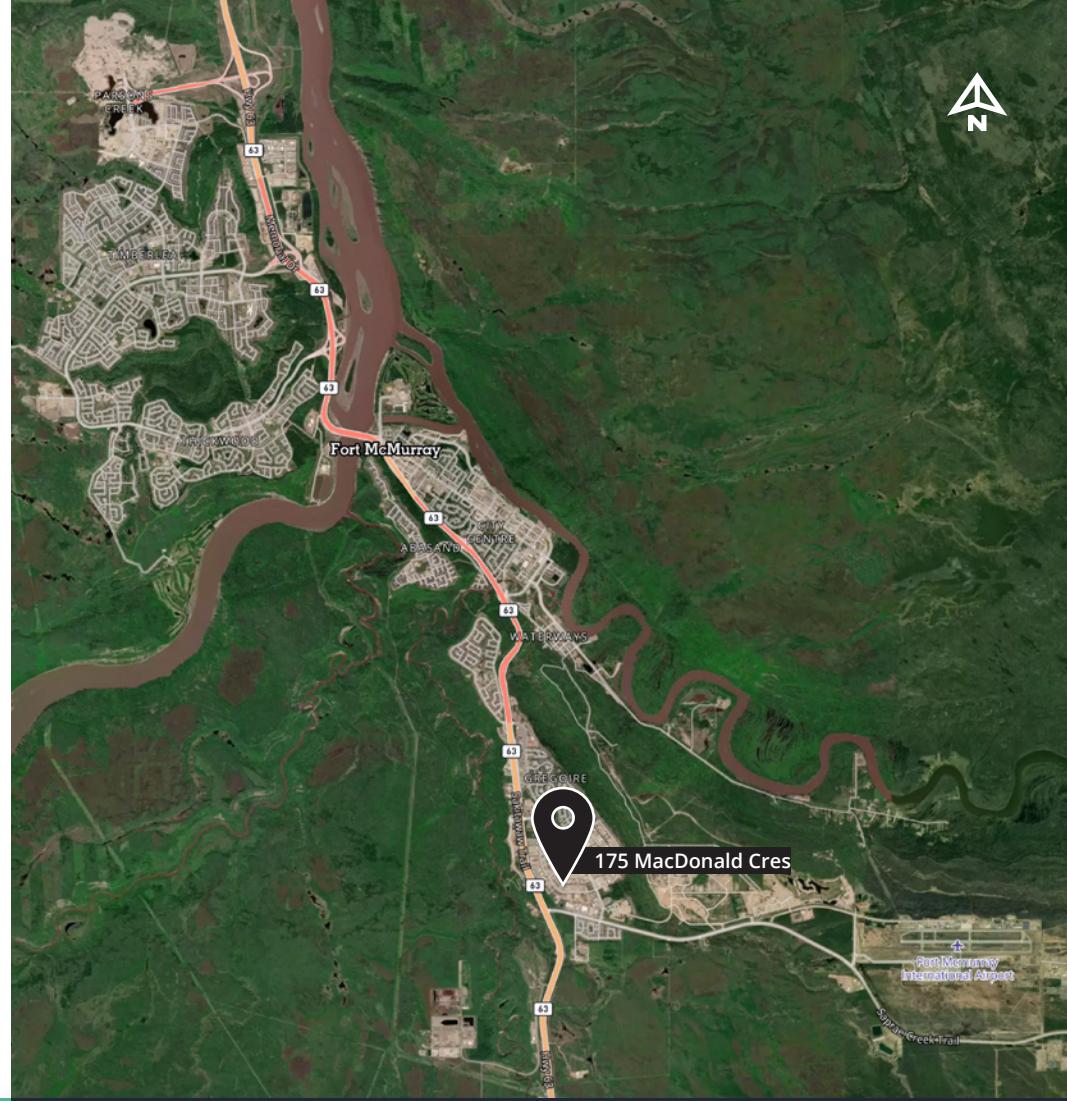
ALBERTA ADVANTAGE: From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

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



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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