

**AVISON  
YOUNG**

# **For Sale** **Industrial Investment Opportunity**

175 MacDonald Crescent  
Fort McMurray, AB



**Get more  
information**

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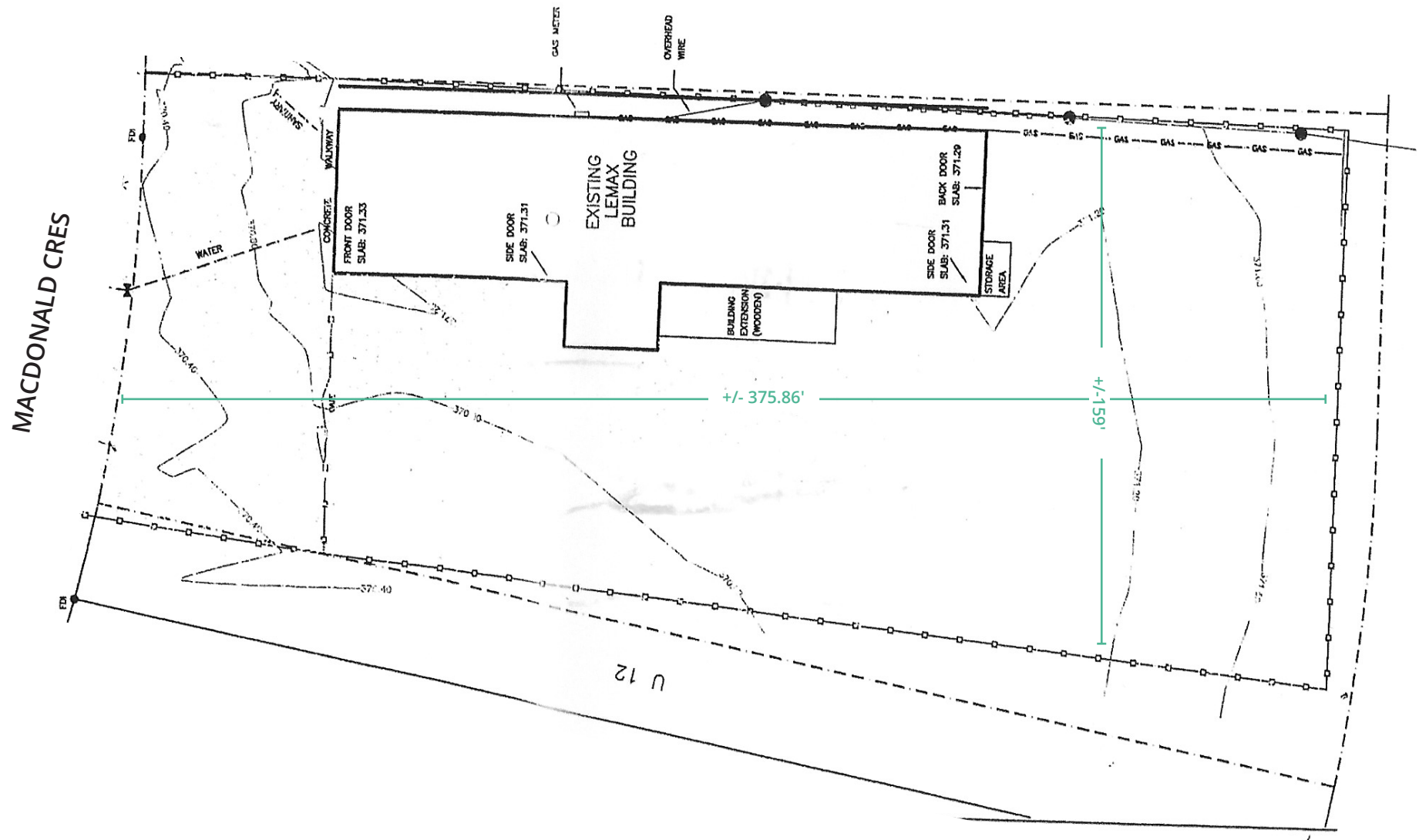
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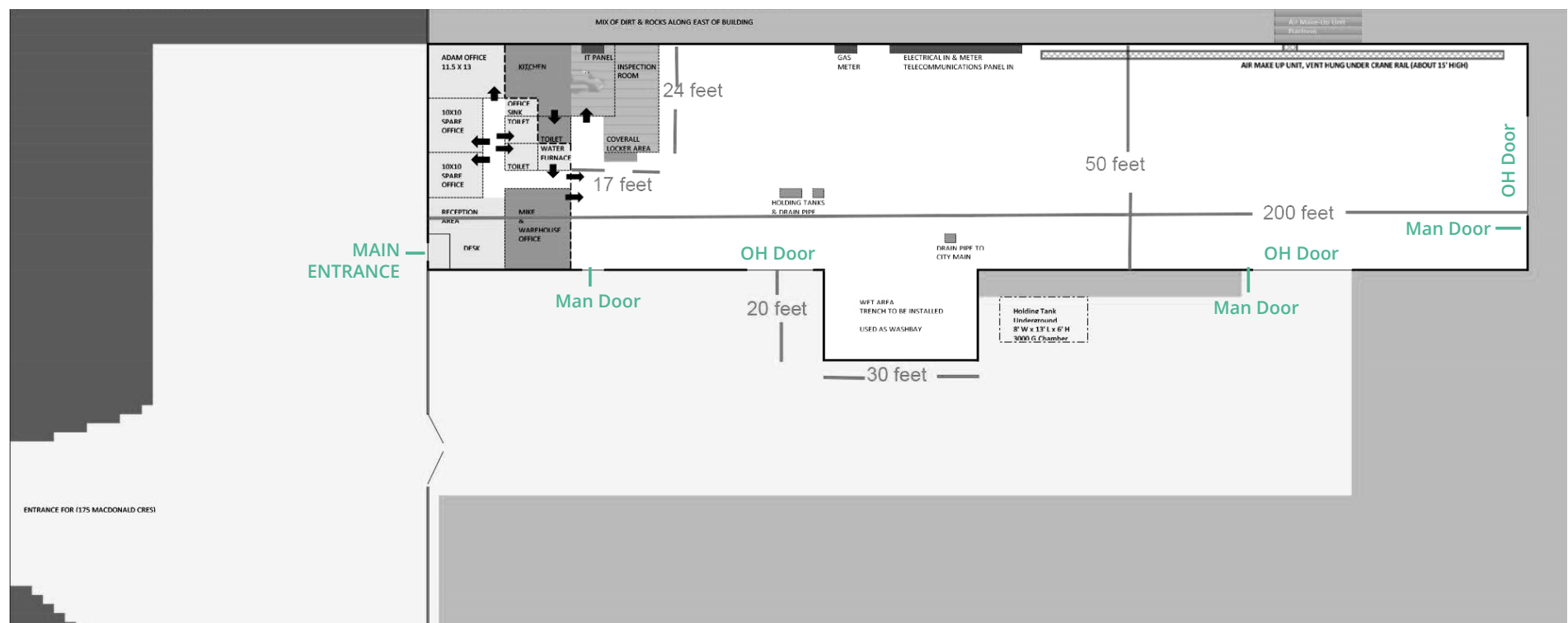








Building Plan





## 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
<b>Asking Price:</b>	<b>\$3,600,000 (10.7% yield)</b>

### 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

175 MacDonald Crescent, Fort McMurray, AB





# 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.

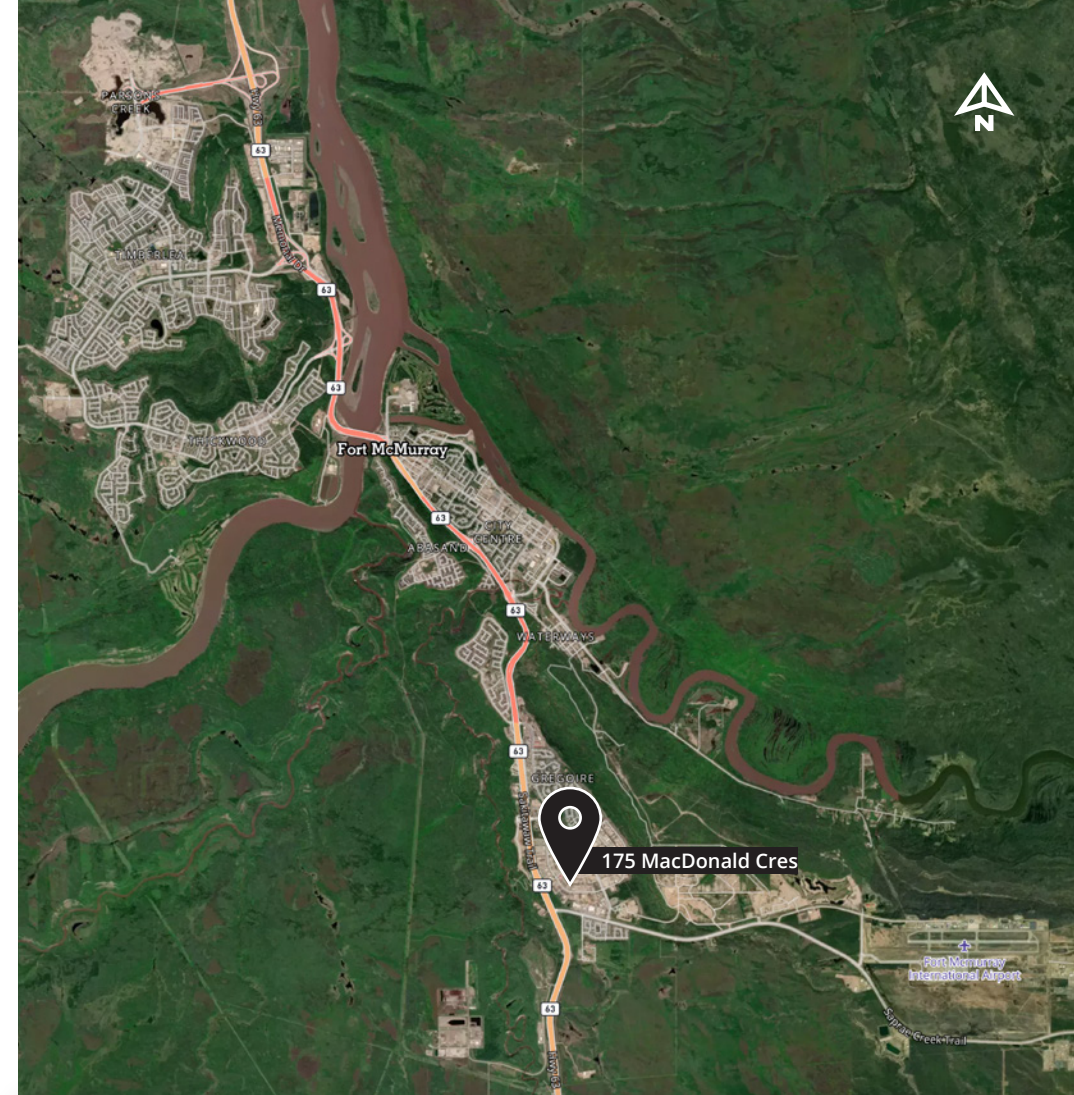
**INDUSTRY GROWTH:** 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. 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.fmwmb.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





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