



FOR SALE OR LEASE | BAY 206 - 400 MACKENZIE BOULEVARD

Improved Warehouse Bay + 2pc Washroom

KUUSAMO BUILT FIRST-CLASS DEVELOPMENT IN MACKENZIE PARK

FOR SALE OR LEASE: 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. Hurry & take advantage of this opportunity! AVAILABLE FOR QUICK POSSESSION & IMMEDIATE OCCUPANCY.



 FORTMCMURRAY
COMMERCIALPROPERTIES.COM
 9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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Flexible, Improved Warehouse Bay

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PROPERTY INFORMATION

LIST PRICE: \$535,000
CONDO FEES: \$538.96 / monthly

or
LEASE RATE: \$29.00 PSF
OP COSTS: \$8.27 PSF

(common area care, landscaping, water & sewer, professional management, reserve fund contributions)

MUNICIPAL ADDRESS: 206-400 MacKenzie Boulevard,
Fort McMurray, AB T9H 4C4

LEGAL ADDRESS: Plan 1322096, Lot 20

ZONING: BI

LOCATION: Mackenzie Industrial Park

PROPERTY SIZE: 1,789 SF (+/-)

LOCATION INFORMATION:

Excellent exposure on Mackenzie Boulevard. 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.

BAY DOOR: 12' x 16'

CEILING HEIGHT: 22'

ALSO INCLUDES: floor drain, man door

PARKING: 5 Stalls #:
• P67
• P68
• P69
• P80
• and P96



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