

FOR SALE OR LEASE | BAY 308 - 400 MACKENZIE BOULEVARD

# Flexible & Improved Warehouse Bay

KUUSAMO BUILT FIRST-CLASS DEVELOPMENT IN MACKENZIE PARK

FOR SALE OR LEASE 1584 SF WAREHOUSE BAY IMPROVED WITH AIR MAKE UP AND 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 with 2 dedicated parking stalls. Features include a 12'x16' overhead door, floor drain, man door & ceiling heights of 22'. Affordable operating costs. Landlord buildout options are available. Excellent exposure on Mackenzie Blvd Located in the southeast sector of the community adjacent to Highway 63 with direct access to Hwy 69, MacKenzie Industrial Park offers convenient access to the airport & the downtown core. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! Affordable Op Costs and condo fees include snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions.



FORTMCMURRAY  
COMMERCIALPROPERTIES.COM  
9905 SUTHERLAND ST.  
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## PROPERTY INFORMATION

**LIST PRICE:** \$519,900  
**CONDO FEES:** \$480.86 / month  
or  
**LEASE RATE:** \$32.00 PSF + GST  
**OP COSTS:** \$8.27 PSF

**MUNICIPAL ADDRESS:** 308-400 MacKenzie Boulevard,  
Fort McMurray, AB T9H 4C4

**LEGAL ADDRESS:** Plan 1322096, Block 33

**ZONING:** BI

**LOCATION:** Mackenzie Industrial Park

**PROPERTY SIZE:** 1,584 SF (+/-)

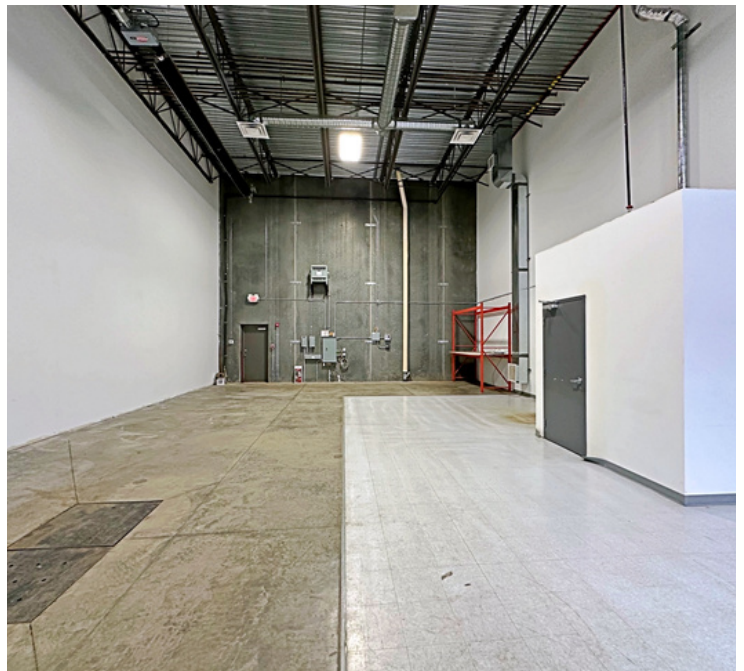
**IMPROVEMENTS:**



- 2pc Washroom
- Air Make Up



### LOCATION INFORMATION:

Strategically Located with high visibility directly on MacKenzie Boulevard in the southeast sector of the community. Adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core.



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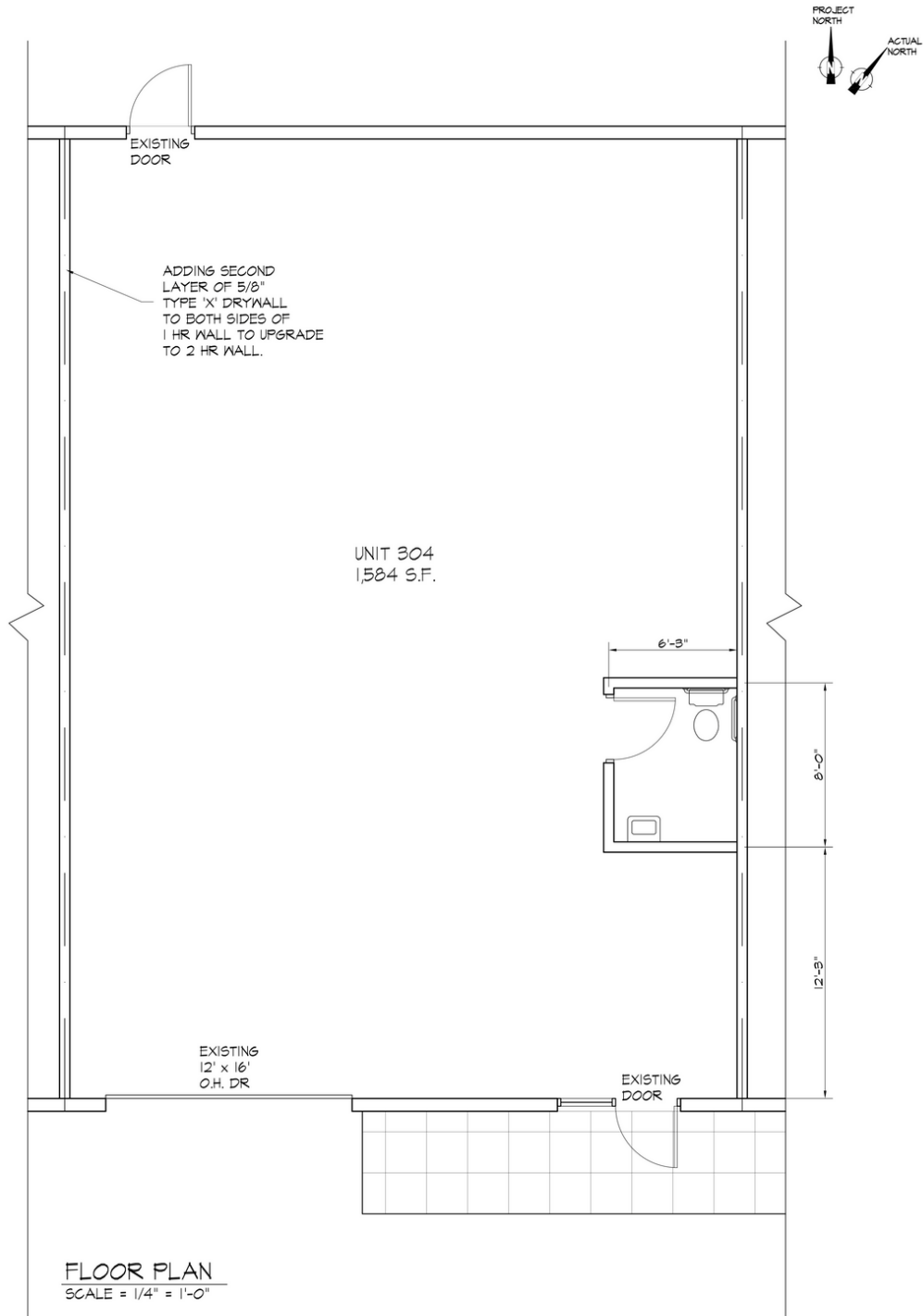
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**NOTES:**

- WASHROOM TO HAVE SPRINKLER HEAD DROPPED DOWN INTO CEILING.



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