

**AVISON
YOUNG**

For Sale **Fully Leased Investment Opportunity**

321 MacDonald Crescent
Fort McMurray, AB



**Get more
information**

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For Sale

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Site Specifications

Address:	321 MacDonald Crescent, Fort McMurray, AB
Legal Address:	Plan 7620533 Block 12 Lot 2
Zoning:	BI - Business Industrial
Site Size:	1.0 Acres
Building Size:	6,000 sf
Year Built:	1976
Loading:	Overhead grade doors
Construction:	Brick and cinder block
Yard Improvements:	Paved parking and secure gravel yard
Taxes:	\$10,558 (Est. 2025)
Annual rental revenue	\$210,000.00, leased to 2031
Asking Price:	\$2,200,000 (9.6% yield)

Offering highlights include:

- Long-term covenant tenant – Messer Canada Inc.
- Showroom industrial building with low site coverage
- Central Fort McMurray location



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Fort McMurray

Market Opportunity

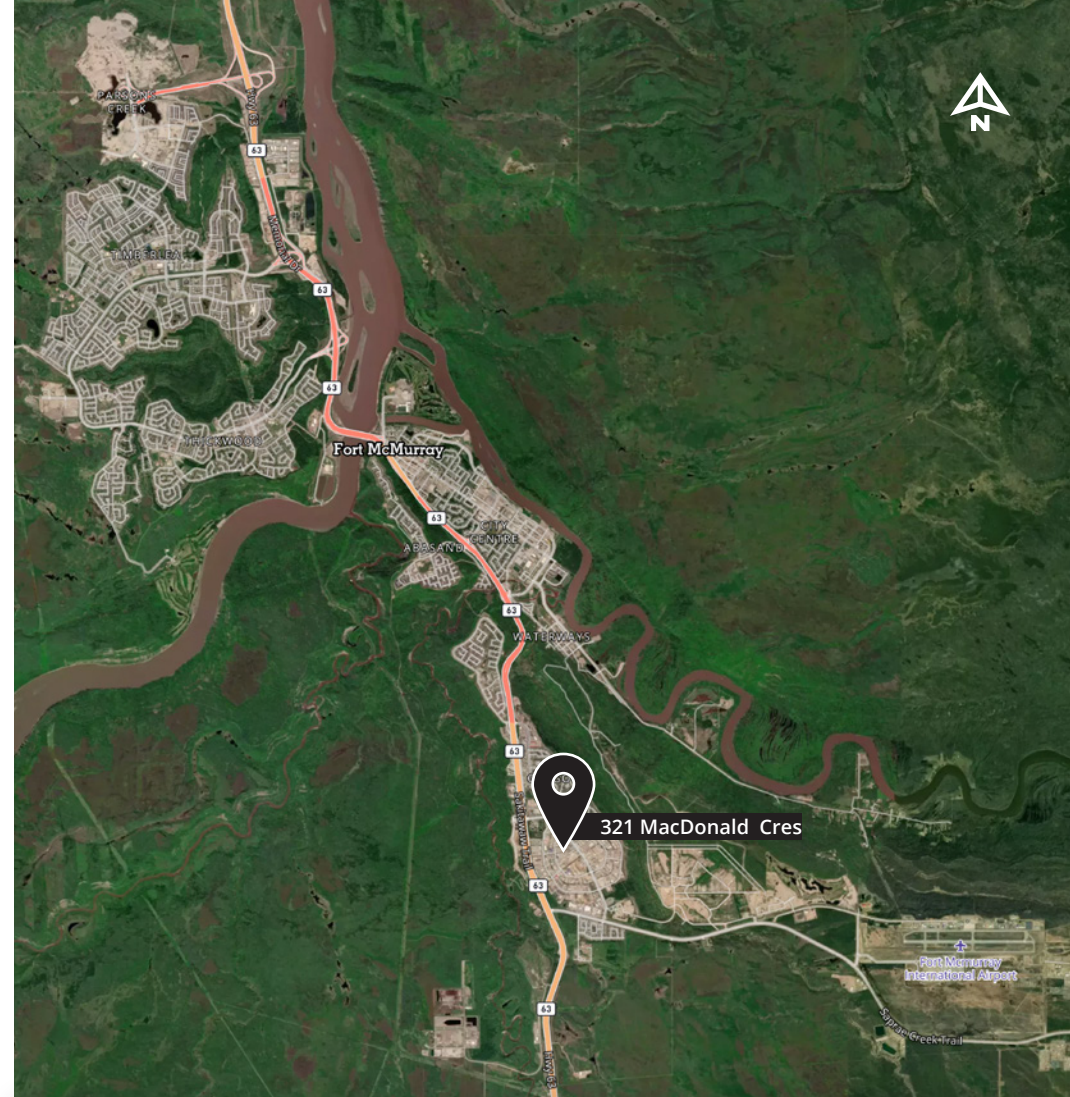
ALBERTA ADVANTAGE: From the lowest corporate tax rate in Canada to a highly educated labour pool, Fort McMurray typifies the Alberta Advantage.

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 was 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.

CONNECTIVITY: Fort McMurray International Airport announced in January 2025 the expansion of flight frequencies to Edmonton, Calgary, and Toronto. The airport provides quick and efficient connections across Canada and around the world.



<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

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