



FOR SALE | BAY 209 - 400 MACKENZIE BOULEVARD

# Fully Developed Warehouse Bay & Premier Offices

KUUSAMO BUILT FIRST-CLASS DEVELOPMENT IN MACKENZIE PARK

2800 SF Fully Developed Warehouse Bay & Premier Office. If you value the artistry in a beautifully designed professional space this is your office with Bay. Quality finishings & great design that will inspire productivity, encouraging employee & client confidence & comfort. This Premier Class "A" office development features an enclosed vestibule entrance, wood flooring, handcrafted hardwood countertops & sills, communications centre. Open reception with built-in custom cabinets, 4 offices with solid wood doors, 1 washroom, kitchenette, filing/ copying area. The fully developed Mezzanine features 4 offices with built-out glass, a kitchenette, a bathroom & boardroom with a stunning feature wall.



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

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## PROPERTY INFORMATION

**LIST PRICE:** **\$719,000**  
**CONDO FEES:** **\$540.96 / monthly**  
*(common area care, landscaping, water & sewer, professional management, reserve fund contributions)*

**MUNICIPAL ADDRESS:** 209-400 MacKenzie Boulevard, Fort McMurray, AB T9H 4C4

**LEGAL ADDRESS:** Plan 1322096, Lot 23

**ZONING:** BI

**LOCATION:** Mackenzie Industrial Park

**PROPERTY SIZE:** 2,800 SF (+/-)

### LOCATION INFORMATION:

Strategically Located with high visibility directly on MacKenzie Blvd 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.



**BAY AREA:** 30' x 23' Fully Finished

**BAY DOOR:** 16'

**CEILING HEIGHT:** 22'

**PARKING:** 5 Stalls #:  
• P76  
• P77  
• P78  
• P79  
• and P101



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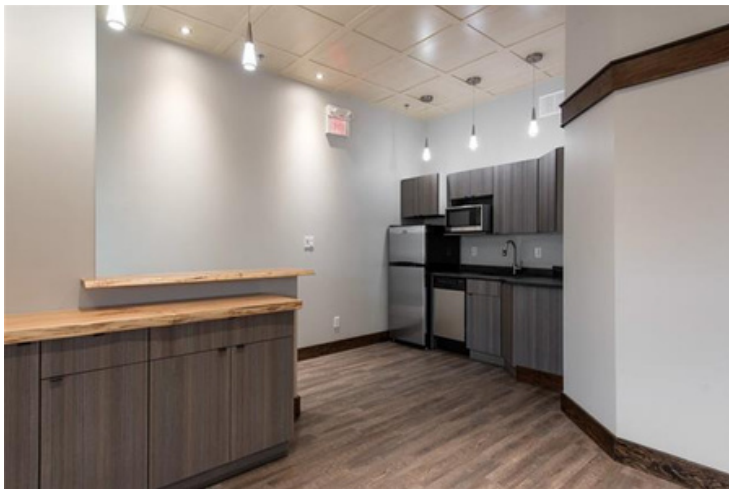
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