

COURT ORDERED SALE

NAI Commercial

FORT MCMURRAY INDUSTRIAL LOT
L. ROBERTS INDUSTRIAL PARK



**PRICE
REDUCED
NOW: \$765,000**

120 FALCONER CRESCENT | FORT MCMURRAY, AB | INDUSTRIAL LOT

PROPERTY HIGHLIGHTS

- 1.47-acre Industrial Development Lot
- Located in the heart of Fort McMurray's industrial transportation node
- Rough graded, and ready for immediate development
- Adjacent to the Fort McMurray Airport and near the Lynton Rail Facility
- Lot Dimensions: 373 ft. x 172 ft.
- Services include fibre-optic, natural gas, water, and sewer (2022)

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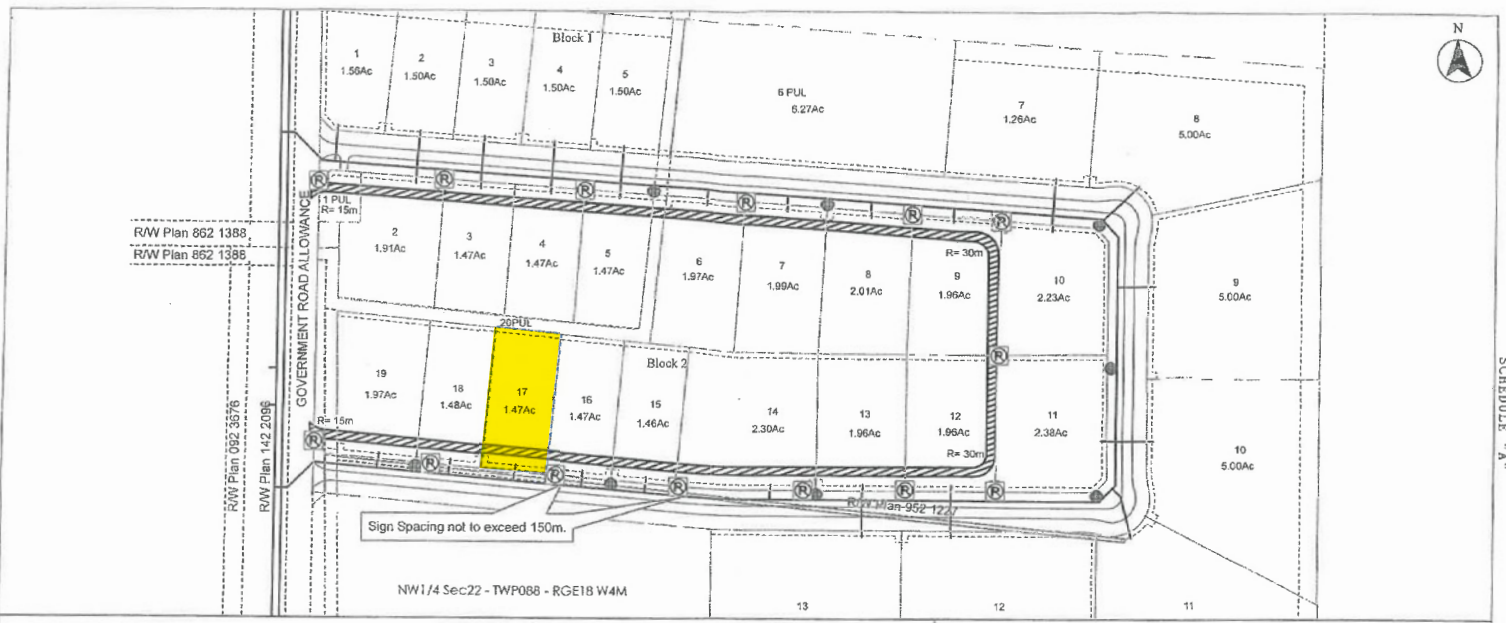
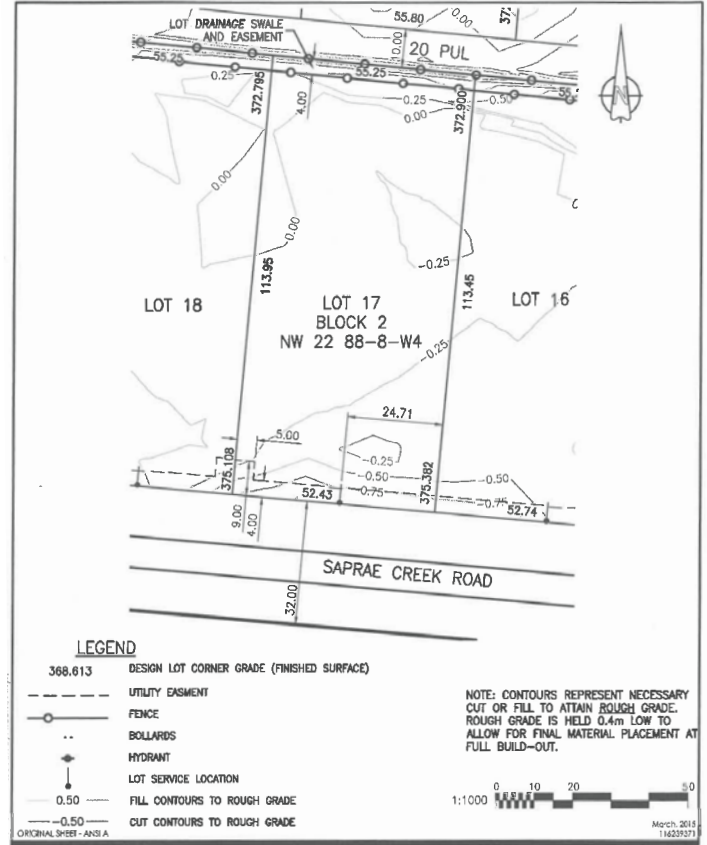
780 436 7410



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ADDITIONAL INFORMATION

| | |
|-------------------|------------------------------------------------------------|
| LEGAL DESCRIPTION | Plan 1520043, Block 2, Lot 17 |
| SIZE | 1.47 acres |
| ZONING | Business Industrial (BI) |
| AVAILABLE | Immediately |
| SALE PRICE | \$885,000 REDUCED TO \$765,000 (~\$520,000/acre) |
| PROPERTY TAXES | \$6,940.55 (2024 estimate) |



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