

FOR SALE

# FMR PROPERTY

302 & 306 MACALPINE CRESCENT, FORT MCMURRAY, AB

AVISON  
YOUNG





## EXECUTIVE SUMMARY

### FULLY LEASED INDUSTRIAL PROPERTY WITH LONG-TERM TENANT STABILITY

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in the FMR Property (the “Property” or “Offering”) located at 302 and 306 MacAlpine Crescent, Fort McMurray, Alberta.

The Property consists of two adjacent industrial buildings situated on a combined site of approximately 2.49 acres in the MacKenzie Industrial Park, one of Fort McMurray’s most established industrial areas.

The Property is fully leased to Bassett Petroleum — a reputable Western Canadian fuel and lubricants distributor with decades of operational history — offering investors a stable, income-producing asset underpinned by a strong regional covenant.

Ideally positioned with excellent access to Mackenzie Boulevard and Highway 63, the Property benefits from convenient connectivity to key industrial users, transportation corridors, and Fort McMurray’s oil sands operations.

The Property is being offered with no set bid date, and offers will be considered as received. For additional information, please contact a member of the Avison Young advisory team.

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LIST PRICE

**\$3,975,000**

CAP RATE

**9.5%**

SIGN CONFIDENTIALITY AGREEMENT

## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

### MUNICIPAL ADDRESS

302 & 306 MacAlpine Crescent, Fort McMurray, AB

### LEGAL DESCRIPTION

Plan 7620533, Block 17, Lot 2 & 3

### YEAR BUILT

1978

### SITE SIZE

2.49 acres

### BUILDING AREA

13,136 sf

### ESTIMATED SIZE

Site Building A: +/- 11,200 sf

Site Building B: +/- 1,936 sf

### REMAINING TERM

4.0 years

### SITE COVERAGE RATIO

12.1%

### LAND USE/ZONING

BI - Business Industrial

### 2025 TAX LEVY

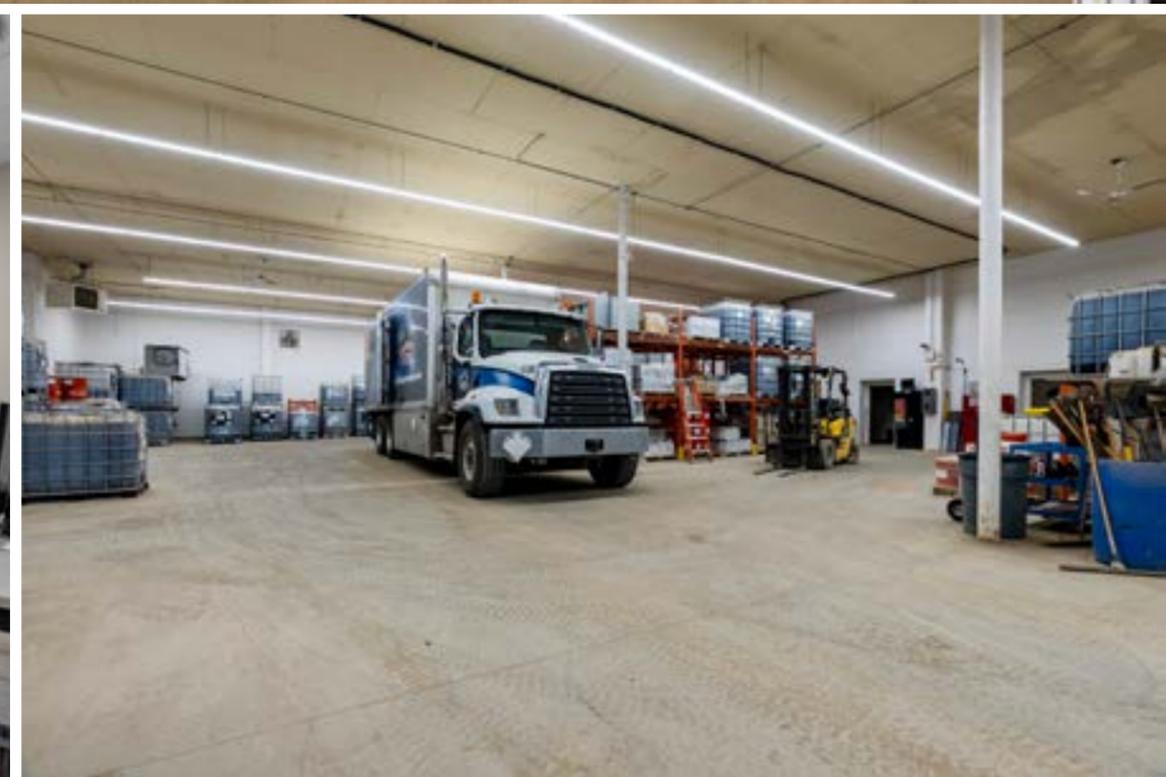
\$29,913

### CAP RATE

9.5%

### LIST PRICE

\$3,975,000



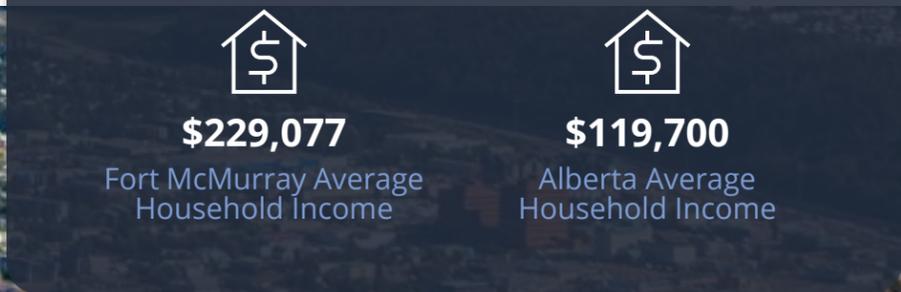
## MARKET OVERVIEW

# FORT MCMURRAY, ALBERTA

Fort McMurray (Regional Municipality of Wood Buffalo) is a major economic and industrial hub in northeastern Alberta, recognized as the heart of Canada's oil sands industry. With a population of approximately 75,916 residents and a regional trade area exceeding 100,000, Fort McMurray plays a critical role in supporting national energy production, logistics, and industrial services. The city's economy is driven by the energy sector, along with transportation, construction, and professional trades. These fields are supported by a young, high skilled, and well-compensated workforce.

Fort McMurray attracts residents with its strong employment base, producing one of the highest average household incomes of any region in Canada, with the highest average disposable income in the country. The city attracts talent with new commercial developments, modern amenities & recreation facilities, and access to extensive natural landscapes. The region benefits from no provincial sales tax, a competitive cost of living compared to major urban centres, and continued infrastructure investment from both the public and private sectors.

Fort McMurray's industrial real estate market remains stable, supported by long-term tenancies from energy service companies, logistics operators, and industrial suppliers. Industrial parks such as MacKenzie, Gregoire, and TaigaNova Eco-Industrial Park host a diverse mix of users ranging from oilfield maintenance and distribution to fabrication and equipment rental. The retail and service sector continues to expand following recent population stabilization, with demand supported by strong disposable incomes. The city's economy also benefits from its role as a service centre for surrounding rural and industrial camps. With a well-established base of national retailers, quick-service restaurants, and professional offices, Fort McMurray maintains a resilient, diversified commercial landscape positioned for sustained growth.



# GET IN TOUCH.

## CAPITAL MARKETS

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