

FOR LEASE | BAY 206 - 400 MACKENZIE BOULEVARD

Flexible, Improved Warehouse Bay

KUUSAMO BUILT FIRST-CLASS DEVELOPMENT IN MACKENZIE PARK

FOR LEASE 1789 SF WAREHOUSE BAY IMPROVED 2 PIECE BATHROOM 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. Includes 3 front parking & 1 rear stall. Features include a 12' x 16' overhead door, floor drain, man door & ceiling heights of 22'. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! Affordable operating costs of only \$7.06 PSF and include common area care, landscaping, garbage removal, water & sewer, professional management, condo fees and taxes. Available for immediate occupancy.



FORTMCMURRAY
COMMERCIALPROPERTIES.COM

9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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PROPERTY INFORMATION

RATE: \$30.00 PSF + GST
OP COSTS: \$7.06 PSF
(include common area care, landscaping, garbage removal, water & sewer, professional management, condo fees and taxes.)

MUNICIPAL ADDRESS: 206-400 MacKenzie Boulevard, Fort McMurray, AB T9H 4C4

LEGAL ADDRESS: Plan 1322096, Block 20

ZONING: BI

LOCATION: Mackenzie Industrial Park

PROPERTY SIZE: 1,789 SF (+/-)

LOCATION INFORMATION:

Excellent exposure on Mackenzie Boulevard. Located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers convenient access to the airport & the downtown core.



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