

**FOR SALE
OR LEASE**

Unit 1
380 TaigaNova
Crescent
Fort McMurray, AB



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Property Details

Civic Address: 380 TaigaNova Crescent
Fort McMurray, AB

Legal Address: Plan 1121458
Unit 1

Availability: Immediately

Zoning: Business Industrial

Loading: Grade level

Bay Area: 3,245 SF

Interior Improvements:

- Ample paved parking
- Large paved rear marshalling area
- Improved office/warehouse
- 22' clear ceiling in warehouse

Office Improvements:

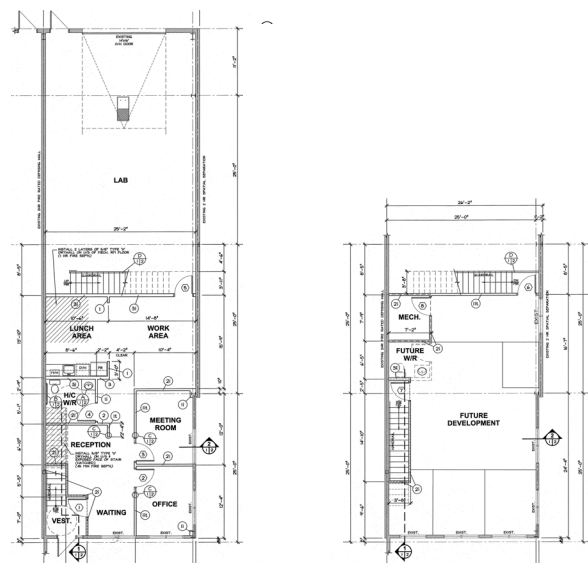
- Multiple private offices
- Lunchroom/kitchen
- Bull pen area
- Boardroom

Lease Rate: Market

Asking Price: Please Contact

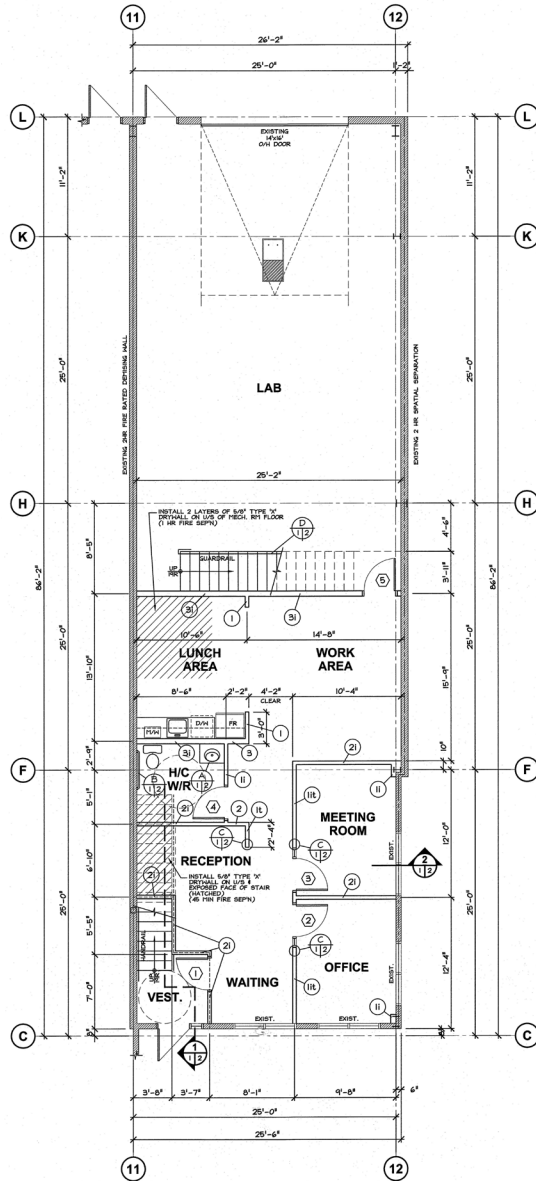


Interior Plan

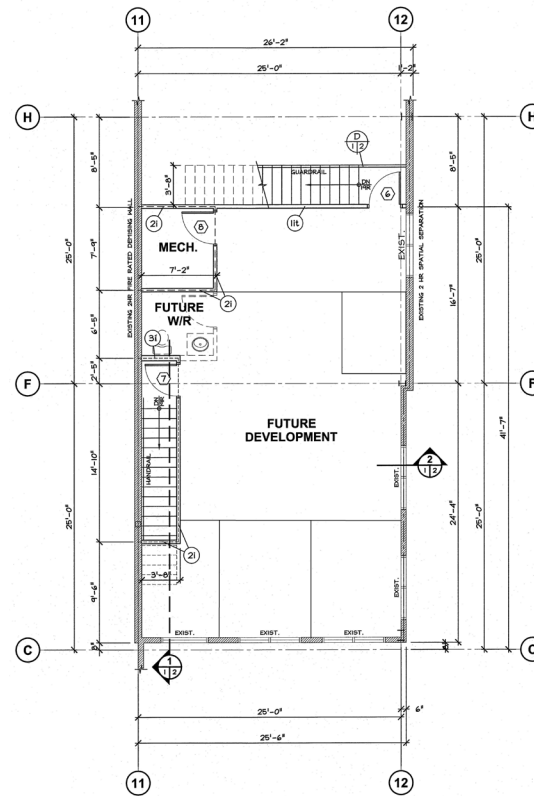


FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





Accessible via Highway 63 and fronting onto TaigaNova Crescent, this well improved facility has convenient access to neighborhoods containing the majority of Fort McMurray's population.

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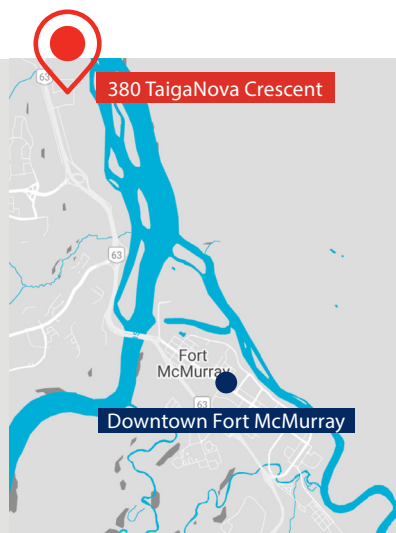
7.9 km
to Downtown
Fort McMurray



HWY 63
Quick highway access



125,032
Regional
Municipality of Wood
Buffalo population



Additional Details

- Available immediately
- Abundant parking
- Excellent on-building signage opportunity



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