

# FOR LEASE

Up to ±11,913 SF

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**242 MacAlpine Crescent, Fort McMurray, AB**

## MULTI-TENANT PROPERTY

### Property Highlights

- All units available immediately
- Unit 4 in shell condition
- Available private yard space
- Fully-paved site
- Abundant parking



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR LEASE

## MULTI-TENANT PROPERTY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.



# FOR LEASE

MULTI-TENANT PROPERTY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

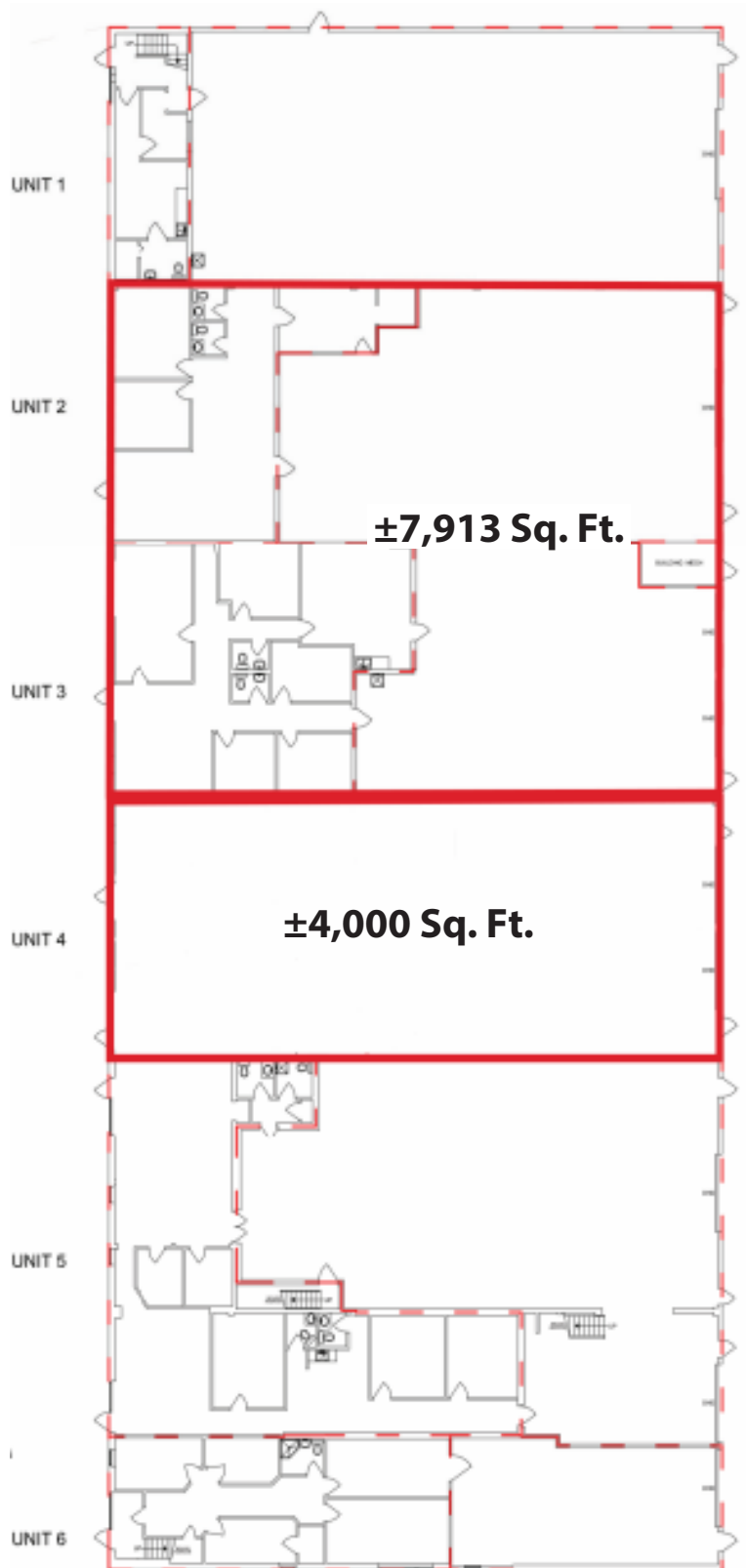


# FOR LEASE

## MULTI-TENANT PROPERTY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Floor Plan





# FOR LEASE

## MULTI-TENANT PROPERTY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 242 MacAlpine Crescent, Fort McMurray, AB

**Legal Address:** 7620533/19/4

**Size:** Unit 2 & 3 7,913 Sq. Ft. (+/-)

Unit 4 4,000 Sq. Ft. (+/-)

11,913 Sq. Ft. (+/-)

**Lot Size:** 2 Acres (+/-)

**Zoning:** Business Industrial (BI)

**Parking:** Scramble

**Ceiling Height:** 16' 5" clear

**Loading:** (5) 12' x 14'

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** Market

**Op Costs:** \$8.28/Sq. Ft.

### Contact

**Derek Shybunka**

Associate

Cell: 587.566.3602

Direct: 780.784.0442

derek@lizottterestate.com

**Jesse Hesse**

Associate

Cell: 780.307.6841

Direct: 780.784.9586

jesse@lizottterestate.com

**CAMGILL**  
DEVELOPMENT CORPORATION

