

**AVISON
YOUNG**

**For Sale/Lease
Flexible Service Industrial Facility**

210 MacLennan Crescent
Fort McMurray, AB



**Get more
information**

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CEDA

MACLENNAN CRES

GFL

Located in the heart of MacKenzie Industrial Park with easy access to Highway 63, the Airport & CN's Lynton rail yard.

Site Specifications

Address:	210 MacLennan Crescent, Fort McMurray, AB
Legal Address:	Plan 7921539, Block 41, Lot 2
Zoning:	BI - Business Industrial
Site Size:	1.59 acres
Building Size:	8,800 SF main building 4,000 SF standalone warehouse
Year Built:	1982, office addition 2001, renovated 2012/2013
Construction:	Steel with decorative cladding
Ceiling Height:	18' to 20' clear
Loading:	5 grade level loading doors, drive through washbay
HVAC:	Radiant tube heating in shop Rooftop HVAC for office
Yard Details:	Gravel yard, asphalt parking lot
Property Taxes:	\$21,751.87
Lease Rate:	Market (Available March 1, 2026)
Sale Price:	\$4,550,000

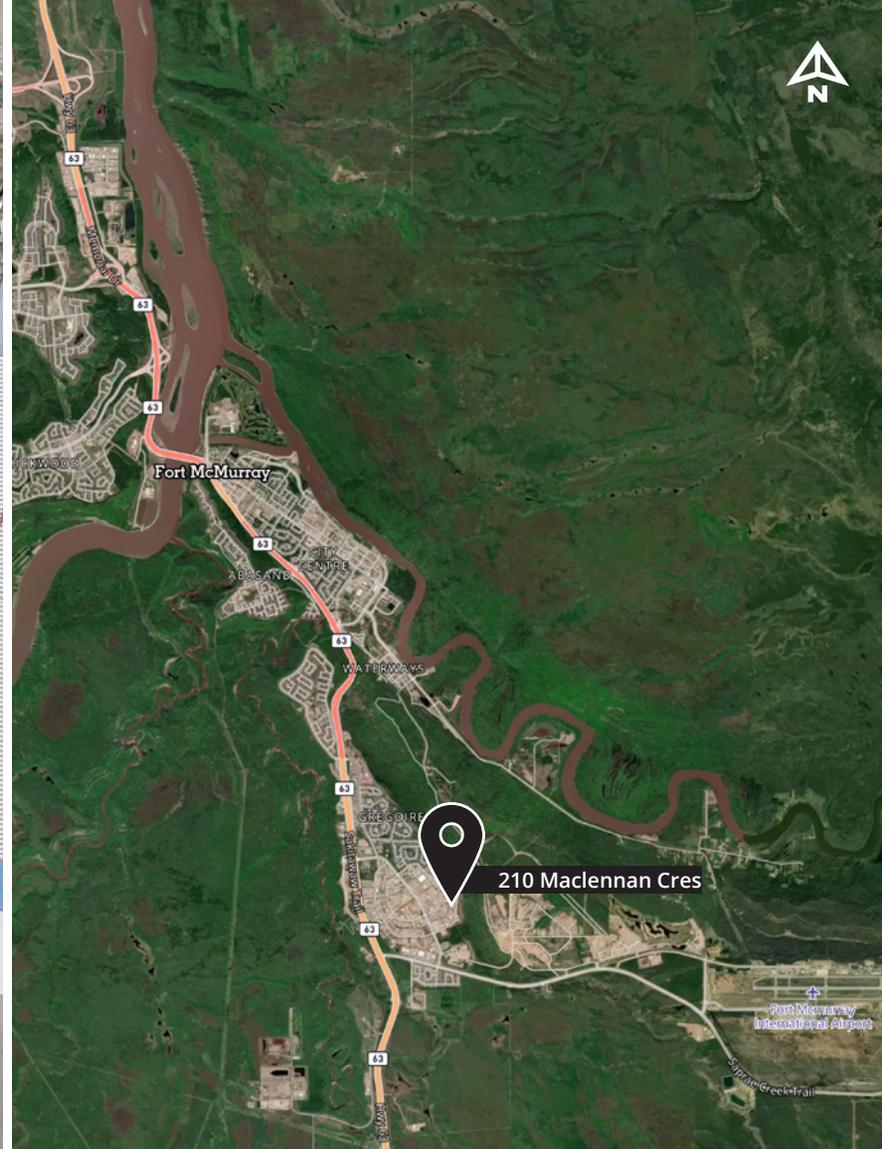
Offering highlights include:

- Flexible service centre and training facility
- Drive through washbay
- Large heated stand alone storage building
- Large 1.59 acre yard









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