

FOR SALE/LEASE

**PREMIER
FORT McMURRAY
INDUSTRIAL FACILITY**

**240 Taiganova Crescent,
Fort McMurray, AB**

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PROPERTY HIGHLIGHTS

- New generation facility
- Excellent location in prominent Taiganova industrial area
- Existing office development built to a high standard
- Ample parking and hard surface yard areas
 - Nearly direct access to major arterials and plant sites
- High ceilings allow cubic storage
- Potential to be sold as investment property with covenant Tenants or vacant for an Owner/User



*TENANT PORTION TO BE VACANT UPON SALE OR LEASE

PROPERTY DETAILS

MUNICIPAL ADDRESS

240 Taiganova Crescent, Fort McMurray, AB

LEGAL

Plan 1122917 Lot 1

ZONING

BI (Business Industrial)

NEIGHBORHOOD

Taiganova Industrial

BUILDING TYPE

Office/Warehouse

SITE SIZE

2.06 Acres

YARD AREA

1.05 Acres developed
yard and parking

YEAR BUILT

2012

CEILING HEIGHT

30' Clear

LIGHTING

T5HO

HIGHWAY 63
TAIGANOVA CRESCENT

SITE COVERAGE RATIO

29 %

PARKING

Paved parking and site

LOADING

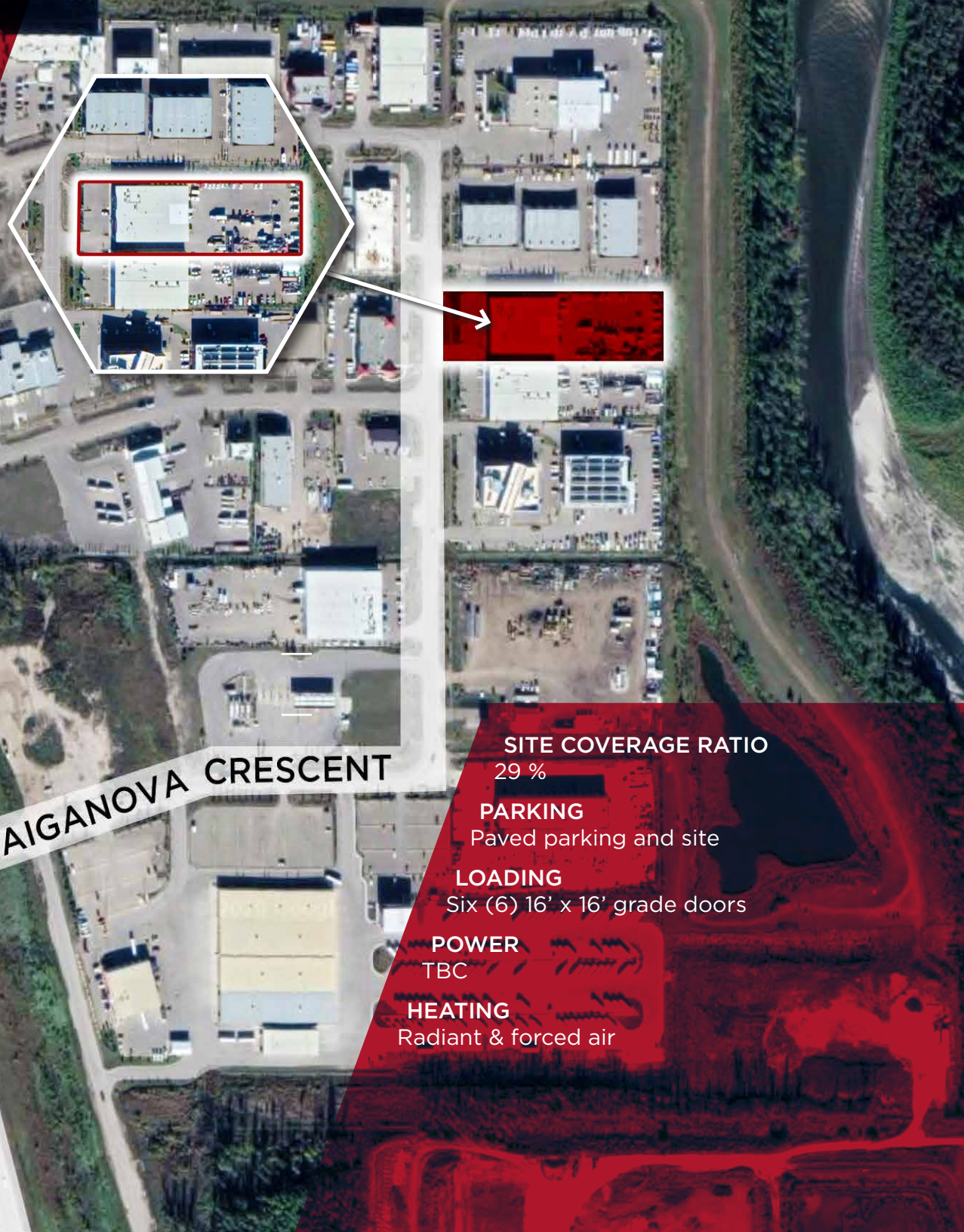
Six (6) 16' x 16' grade doors

POWER

TBC

HEATING

Radiant & forced air



AVAILABLE SIZE

OPTION A - PURCHASE ENTIRE BUILDING

17,687 SF To Be Vacant Upon Sale

16,620 SF with Lease Income Until 2023

26,085 (Foot Print)

+ 8,222 SF Second Floor Not Included In GLA

Sale Price \$10,500,000

Taxes \$78,584.55 (2020)

OPTION B - TENANT A

Main Floor Office 5,099 SF

Main Floor Warehouse 7,755 SF

Second Floor Office 4,833 SF

17,687 SF

Lease Rate \$36.00 PSF

Op Costs \$4.38 (2020)

OPTION C - LEASE TENANT B

Main Floor Office Est. 3,642 SF

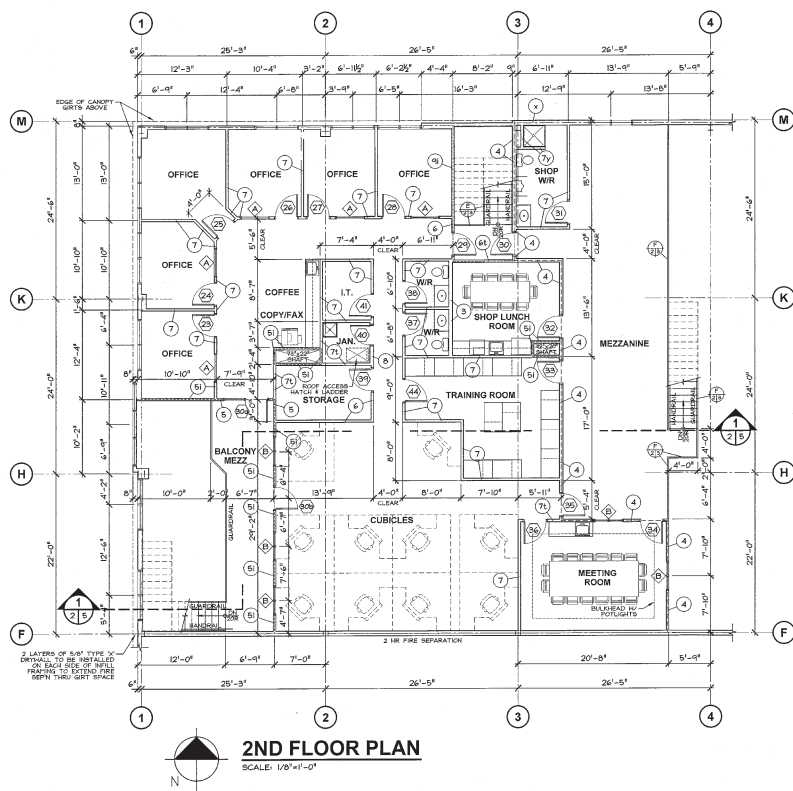
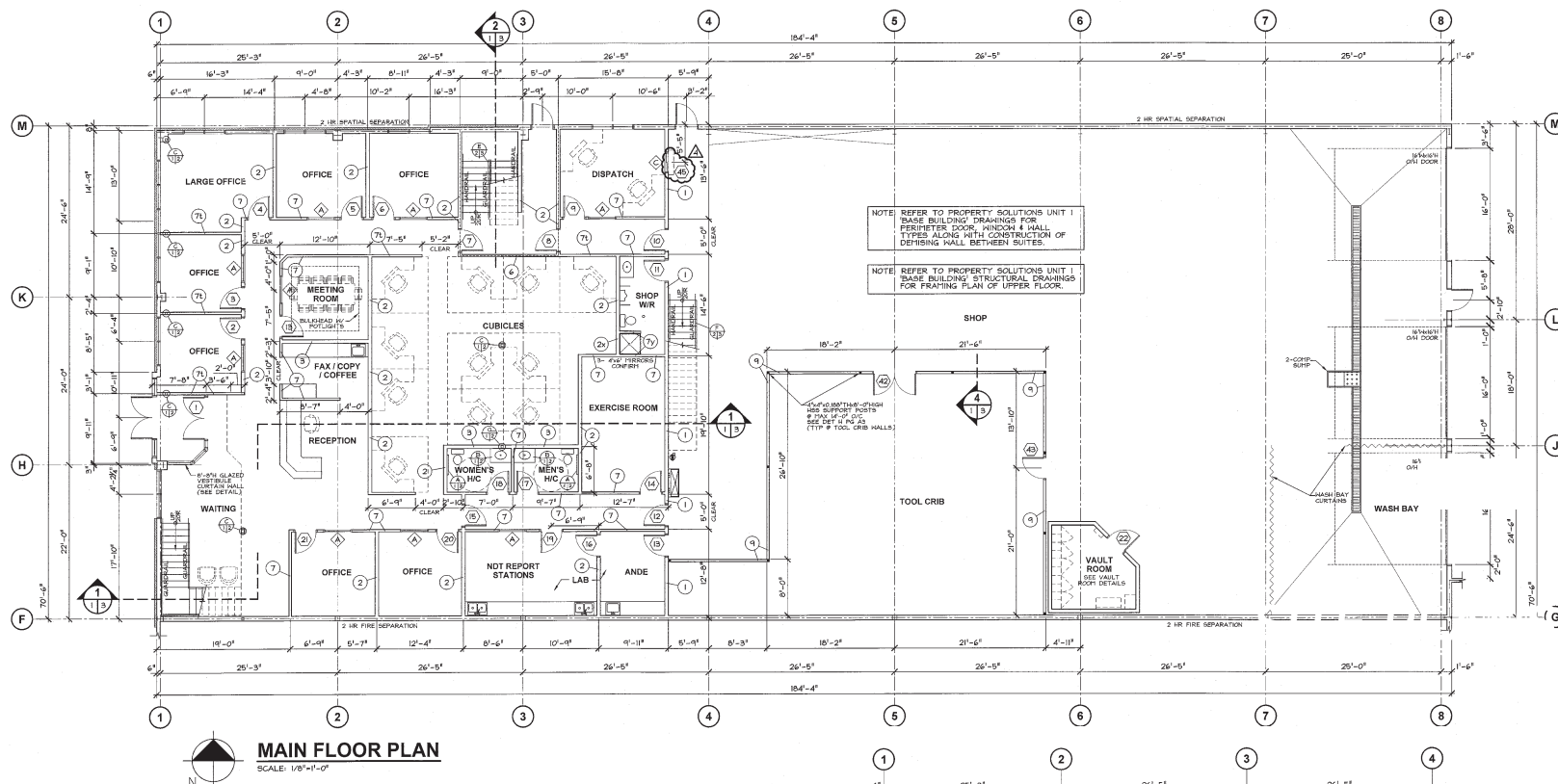
Second Floor Office Est. 3,642 SF

Warehouse Est. 9,360 SF

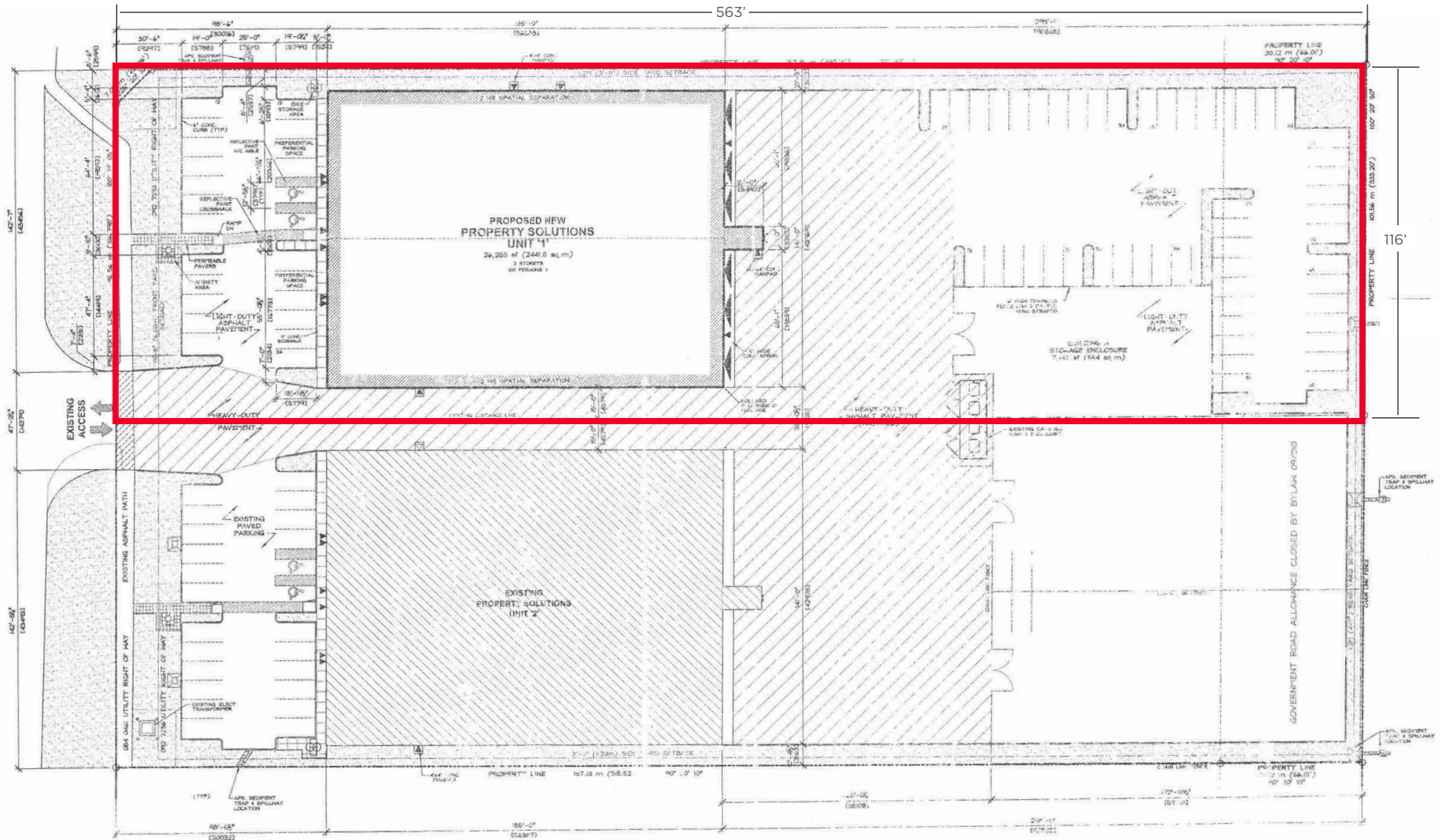
16,620 SF Est.

LEASED





TENANT A FLOOR PLANS



SITE PLAN
SCALE: 1"=20'-0"

SITE PLAN



Syncrude



SUNCOR
ENERGY

HIGHWAY 63



Fort McMurray
Downtown

Fort McMurray

HIGHWAY 63



Mackenzie
Industrial
Park



Fort McMurray
International
Airport



Edmonton



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