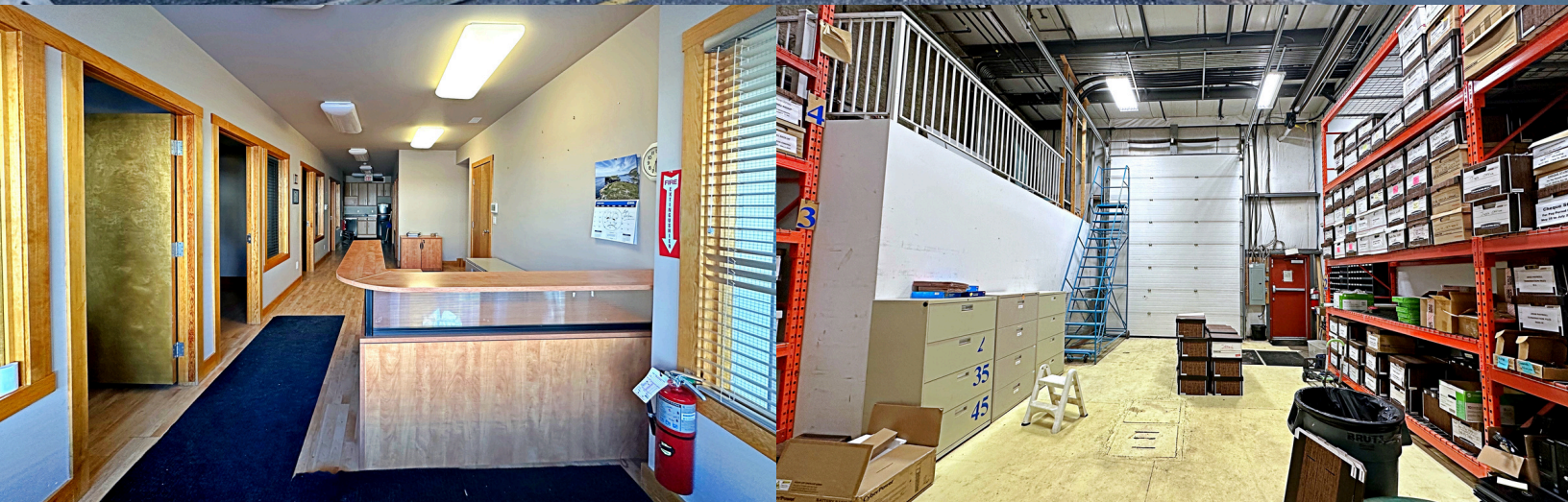


FOR SALE | BAY 6B - 380 MACKENZIE BOULEVARD

## Fully-Developed Offices & Workspaces + Warehouse Bay

3329 SF Warehouse Bay with fully developed office. Main floor features reception, large open workspace, 6 offices, staff kitchen area, washroom, storage and 25'4" x 29'10" warehouse bay with 16' x 12' overhead bay door with access at grade from back of the unit, rear man door, gas fired overhead heating/furnace. The fully developed 1325 SF Mezzanine features 5 offices, a washroom, storage & boardroom. Ample parking. Affordable condo fees include common area care, landscaping, garbage removal, water, professional management, and reserve fund contributions.



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# FOR SALE | BAY 6B - 380 MACKENZIE BOULEVARD

## Fully-Developed Offices & Workspaces + Warehouse Bay

### PROPERTY INFORMATION

**LIST PRICE:** \$599,900

**CONDO FEES:** **\$444.88 / monthly**  
(common area care, landscaping, garbage removal, water, professional management, & reserve fund contributions)

**LEGAL ADDRESS:** Plan 0324123, Lot 32

**MUNICIPAL ADDRESS:** 6B - 380 Mackenzie Boulevard,  
Fort McMurray, AB T9H 4C4

**ZONING:** BI (Business Industrial)

**LOCATION:** MacKenzie Industrial Park

*Strategically located with high visibility directly on MacKenzie Boulevard in the southeast sector of the community. Adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core.*

**PROPERTY SIZE:** 3,329 sqft. (+/-) (Total)  
1,325 sqft. (+/-) (Mezzanine)

**KEY FEATURES:**

**MAIN FLOOR**

- Reception, large open workspace, 6 offices, staff kitchen area, washroom, storage
- 25'4" x 29'10" warehouse bay with 16' x 12' overhead bay door

**MEZZANINE**

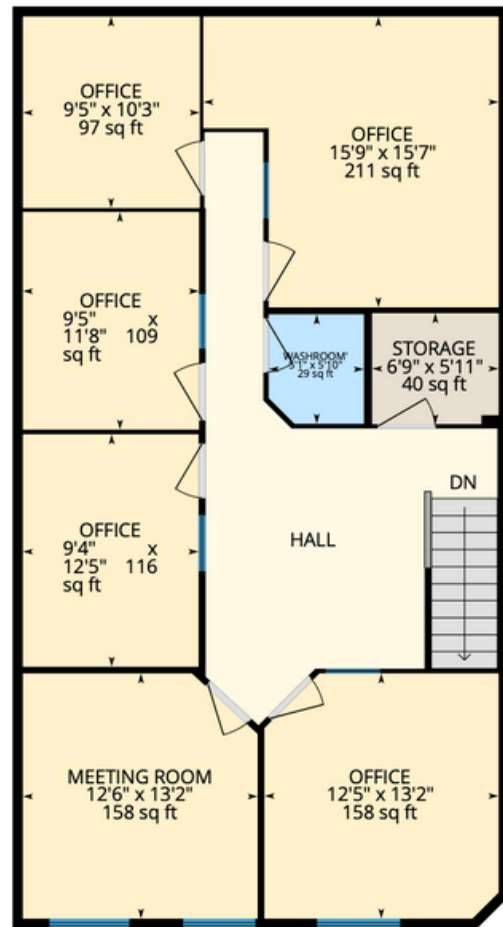
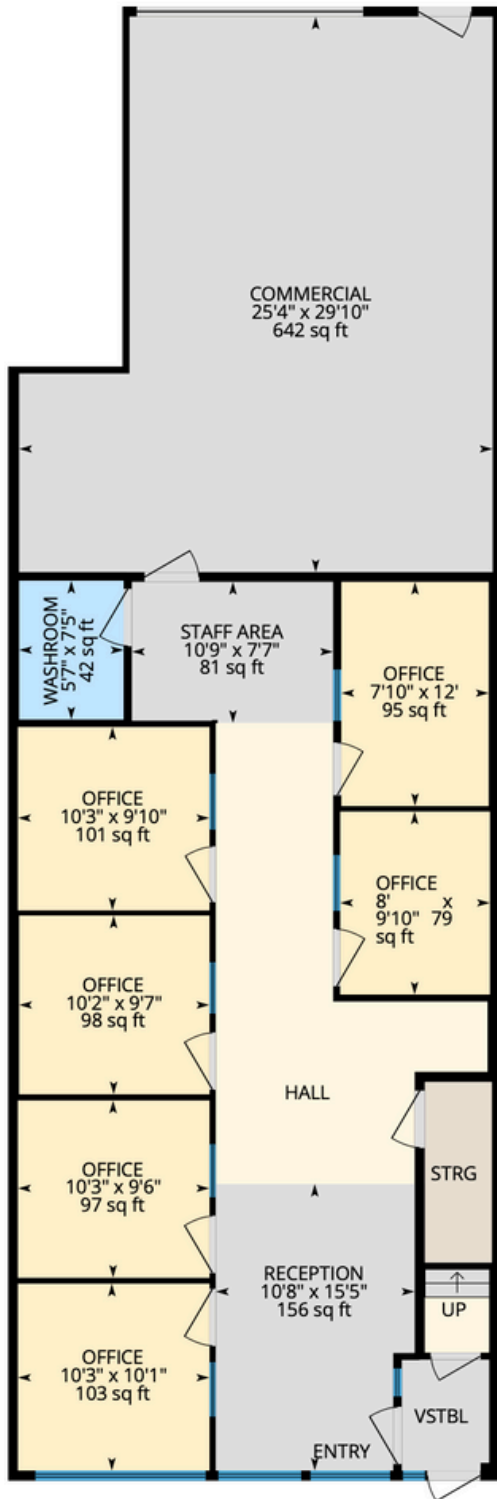
- 5 offices, a washroom, storage & boardroom

**OTHER**

- Ample Parking
- Corner passage on the side of the building



FOR SALE | BAY 6B - 380 MACKENZIE BOULEVARD  
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**\*MEASUREMENTS NOT TO BE USED AS BOMA STANDARD**



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