

**AVISON
YOUNG**

**For Sale
Industrial Shop on 2 Acres**

260 & 262 Mackay Crescent
Fort McMurray, AB



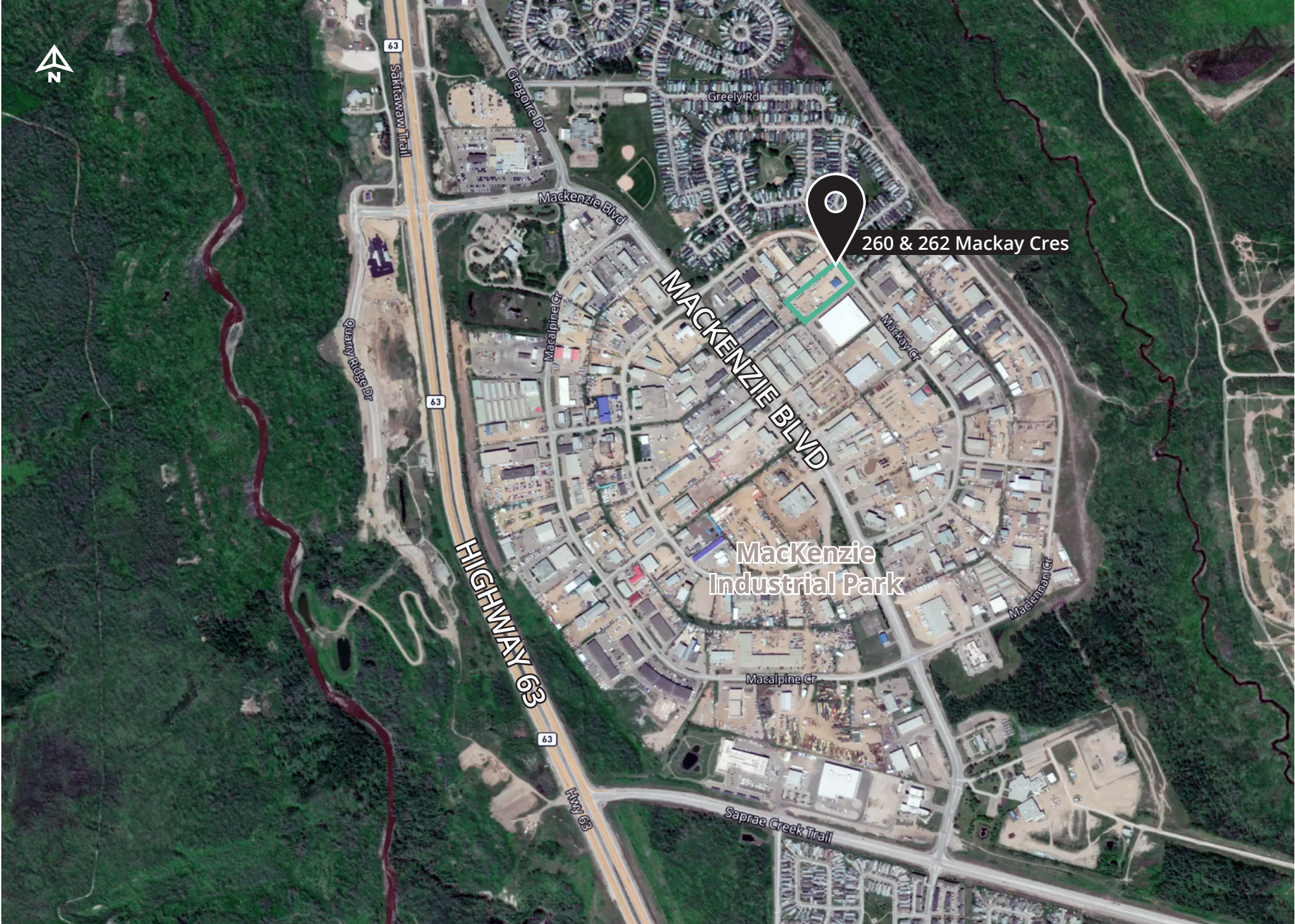
**Get more
information**

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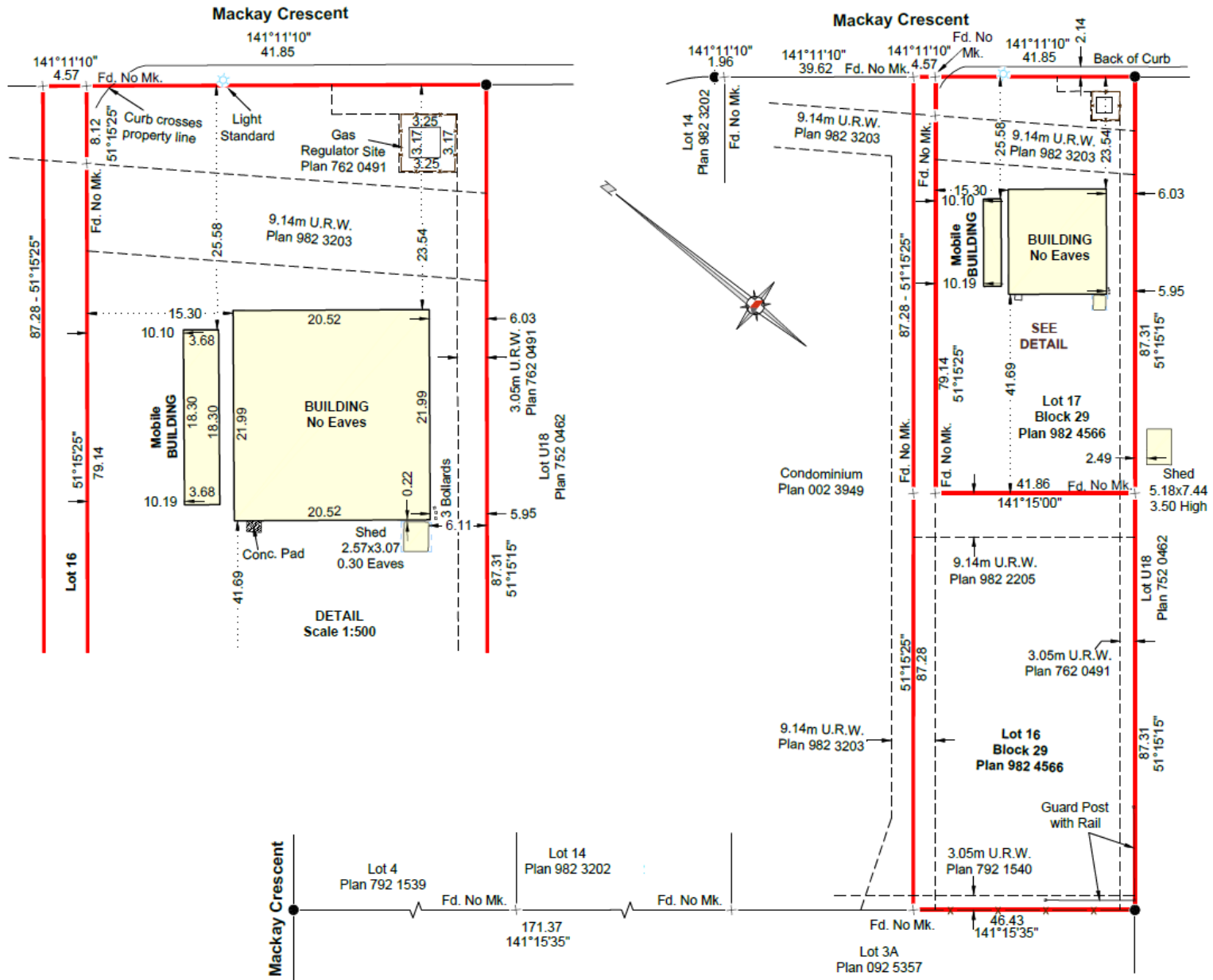
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Site / Building Plans



Site Specifications

Address:	260 & 262 Mackay Crescent Fort McMurray, Alberta
Legal Address:	Plan 9824566, Block 29, Lots 16 & 17
Zoning:	BI - Business Industrial
Site Size:	2 Acres
Building Size:	4,894 SF (+/-)
Year Built:	1998
Ceiling Height:	18'
Loading:	Grade
Power:	100 amp service
Construction:	Wood frame and metal clad with concrete foundation and slab-on-grade flooring
Yard Improvements:	Fenced gravel yard
Property Taxes (2024):	260 Mackay Crescent: \$10,348.43 262 Mackay Crescent: \$10,611.94 Total: \$20,960.37

Asking Price: \$3,950,000

Offering highlights include:

- West one acre leased to Canada Post until 2031
- 3 drive-through bays
- Radiant heaters
- Wood frame construction with metal cladding



Fort McMurray

Market Opportunity

ALBERTA ADVANTAGE: From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

URBAN MARKET OPPORTUNITIES: The population is growing. Saline Creek and Parsons creek can accommodate a combined 40,000 new residents. There is no shortage of space for families and innovators to come and find their success.

The following is a list of opportunities in leading industries in Fort McMurray Wood Buffalo:

- National/Regional Retail Anchors
- High Density Mixed Use Projects
- Community Commercial/Services
- Branded Outlet Mall
- Urban Entertainment Centre
- Technology Based Commercial
- Health Services/Commercial
- National/Specialty Restaurants
- Hospitality/Conference Centre
- Leisure/Resort Destinations
- Highway Services/Travel Centre
- Auto Mall
- Logistics/Distribution
- Cultural Showcase

<https://www.fmwbc.ca/business-invest/market-opportunity>



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



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