



**DRIVE-THRU LOADING INDUSTRIAL PROPERTY
(13,797 SF±) ON 1.47 ACRES±
(LAND AND BUILDING)**

RECEIVERSHIP SALE

370 FALCONER CRESCENT, FORT MCMURRAY AB

SALE PRICE
\$5,650,000

VINCE CAPUTO

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NAI COMMERCIAL REAL ESTATE INC.

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OPPORTUNITY

NAI Commercial Real Estate has been retained by MNP Ltd. Receiver Manager of the Property on an exclusive basis to arrange for the Receivership sale of a unique industrial property prominently located at 370 Falconer Crescent, Fort McMurray, Alberta.

The property provides an excellent opportunity for a portion of the asset to be occupied by a Owner/User while leasing the other side of a Tenant.

PROPERTY HIGHLIGHTS

-  **Location:** Sapræ Industrial Park, just east of the Fort McMurray International Airport with easy access to Highway 69 and 63
-  **Functionality:** Property can accommodate a variety of single or multiple industrial occupants given its design
-  **Site Coverage Ratio:** At approximately 20% the fenced and graveled 1.5 acre± site is ideal for additional yard storage and equipment marshaling



DRIVE THRU LOADING FACILITY WITH GRAVELED YARD AREA
 HIGH QUALITY INDUSTRIAL PARK WITH PAVED ROADS
 RECENTLY CONSTRUCTED BUILDING (2016)

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

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ADDITIONAL INFORMATION

| | | |
|---------------|---------------------------|---|
| BUILDING SIZE | 2-Storey Office Area: | 2,052 sq. ft. (1,026 sq. ft. per floor) |
| | Shop Area | 11,745 sq. ft. |
| | Total Finished Floor Area | 13,797 sq. ft. |
| | Top Mezzanine (Open): | 736 sq. ft. |
| | Total Gross Floor Area: | 14,533 sq. ft. |

LEGAL DESCRIPTION Plan 1520043; Block 2; Lot 4

ZONING Business Industrial (BI)

CEILING HEIGHT 24'-28' (Eaves to peak) - TBC by Purchasers

PROPERTY TAXES \$50,932.23 (2024)

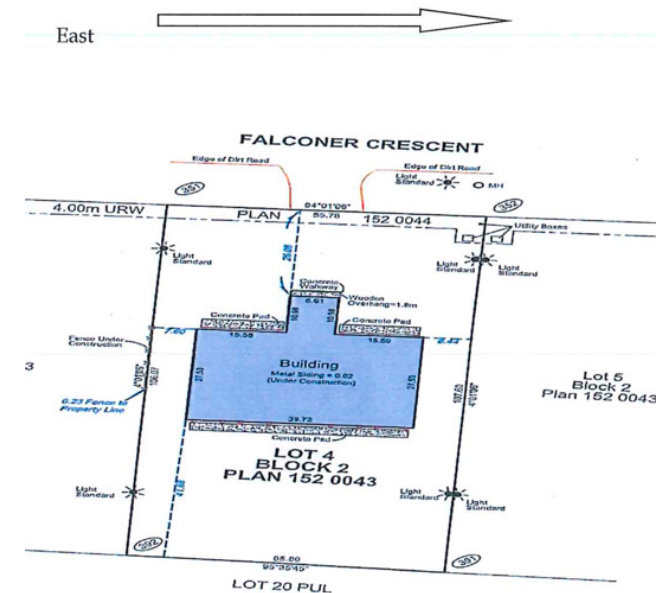
LOADING Unit 1: 4 grade loading doors (2 drive-thru bays)
 Unit 2: 4 grade loading doors (2 drive-thru bays)

HEATING Radiant tube heating and forced air heating

POWER 600 volt, 3 phase (TBC by Purchaser)

FLOOR DRAIN In-floor 2-stage sump

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