

\$500,000 - 6b, 380 Mackenzie Boulevard, Fort McMurray

MLS® #A2116428

\$500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

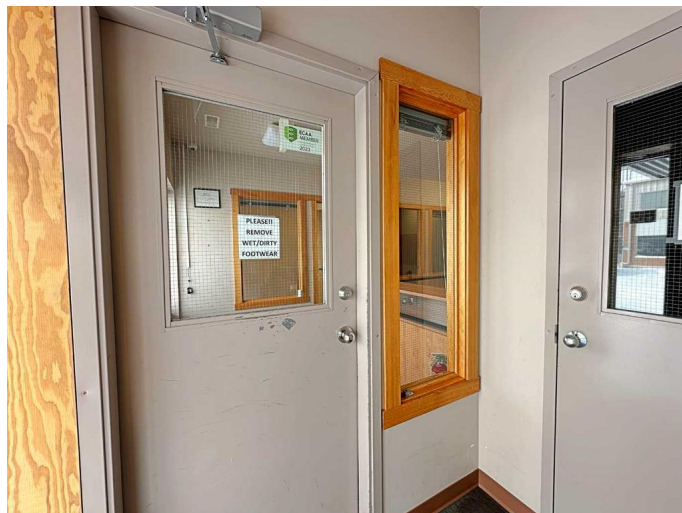
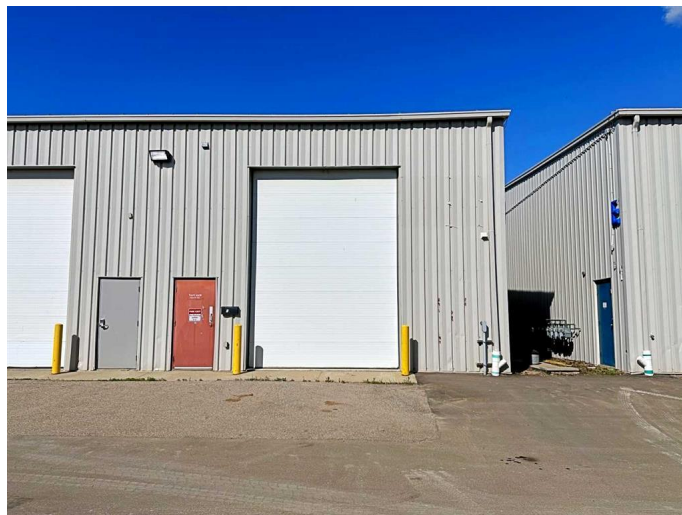
Mackenzie Park, Fort McMurray, Alberta

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

Built in 2002

Essential Information

MLS® #	A2116428
Price	\$500,000
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	6b, 380 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

Interior

Interior Features	See Remarks
Heating	Forced Air, Natural Gas, Radiant

Exterior

Lot Description	Back Lane, Level, See Remarks, Near Public Transit
-----------------	--

Additional Information

Date Listed	April 19th, 2024
Days on Market	456
Zoning	BI

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.