

# \$24 - F6, 380 Mackenzie Boulevard, Fort McMurray

MLS® #A2246982

**\$24**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Gregoire Commercial Park, Fort McMurray,  
Alberta

FANTASTIC OPPORTUNITY KNOCKS! Are you needing a fenced yard 6240 SF of warehouse with office and Mezzanine space? Then look no further! Come check out 34,35,36 380 MacKenzie Blvd in Fort McMurray, 6240 SF of combined lease space. This is a great location close to all amenities. Front exposure and at the rear are 3 loading bays. Lease rate: \$24.00 per square foot + Common costs of \$5.00 per SF, plus GST. Tenant is responsible for their own tenant insurance and utilities. Call to view! Available September 1, 2025.

Built in 2002

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2246982   |
| Price      | \$24       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | F6, 380 Mackenzie Boulevard |
| Subdivision | Gregoire Commercial Park    |
| City        | Fort McMurray               |



|             |              |
|-------------|--------------|
| County      | Wood Buffalo |
| Province    | Alberta      |
| Postal Code | T9H4C4       |

### Interior

|         |                      |
|---------|----------------------|
| Heating | Natural Gas, Ceiling |
|---------|----------------------|

### Exterior

|            |             |
|------------|-------------|
| Foundation | See Remarks |
|------------|-------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 25               |
| Zoning         | BI               |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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