

# \$535,000 - 207, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2122319

**\$535,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

FOR SALE 1789 SF WAREHOUSE BAY  
IMPROVED 2-PIECE WASHROOM IN THE  
KUUSAMO BUILT FIRST-CLASS  
DEVELOPMENT. Flexible use. Ideal for light  
to medium industrial, small business, industrial  
retail, & other applications. Pre-cast  
construction building, front-grade loading.  
Includes 5 parking stalls #P70, P71, P72, P81  
and P98. Includes a 12' x 16' overhead door,  
floor drain, man door & ceiling heights of  
22'±. Excellent exposure on Mackenzie  
Blvd. Located in the southeast sector of the  
community adjacent to Highway 63 with direct  
access to Highway 69, MacKenzie Industrial  
Park offers convenient access to the airport &  
the downtown core. Hurry & take advantage  
of this opportunity!!! Affordable condo fees are  
\$538.96, including common area care,  
landscaping, garbage removal, water & sewer,  
professional management, and reserve fund  
contributions. This property is currently leased  
and will be sold with Tenant in Place.

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2122319  |
| Price     | \$535,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 2012       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 207, 400 Mackenzie Boulevard |
| Subdivision | Mackenzie Park               |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9H 4C4                      |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2024 |
| Days on Market | 369              |
| Zoning         | BI               |

### Listing Details

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

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