

**265 Macalpine Crescent
Fort McMurray, Alberta**

MLS # A2220215



\$25 per sq.ft.

Division:	Mackenzie Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	11,030 sq.ft.
Zoning:	BI

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.84 Acres
Sewer:	-	Lot Feat:	Landscaped, Near Public Transit, Paved, See Remarks
Inclusions:	N/A		

For Lease, this 11,030 (+/-) square foot standalone industrial warehouse and office building offers a highly functional layout in the heart of Fort McMurray's largest industrial park. Situated on a secured, fenced, and graveled lot with ample paved parking, this property is ideally suited for businesses seeking a combination of office, shop, and yard space. The building features three attached warehouses with three grade-level overhead doors—1-12' x 14', and 2- 12' x 12'. The shop space is equipped with a mix of radiant and overhead forced-air heating, floor drains. The building exterior durable metal-clad construction, making it ideal for a variety of industrial uses. The two-storey office area, constructed in 1981, includes a welcoming reception area, private offices, an open concept space suitable for a showroom or bullpen, multiple washrooms, a lunchroom, and storage areas on the main floor. The upper level features additional offices, a boardroom, copy room, kitchenette, and washrooms. The office is fully climate controlled with forced air heating and air conditioning, ensuring comfort year-round. Additional property highlights include BI (Business Industrial) zoning, excellent on-site pilon signage opportunity, and a negotiable double car garage. Strategically located with convenient access to Highways 63 and 69, the property is just minutes from Fort McMurray's downtown core and the international airport (YMM). This is a prime opportunity to position your business in a high-demand industrial area with outstanding infrastructure and accessibility.