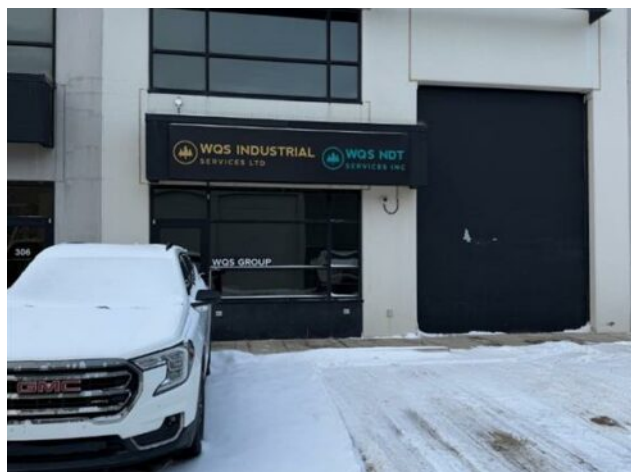


**307, 400 Mackenzie Boulevard
Fort McMurray, Alberta**

MLS # A2283435



\$685,000

Division: Gregoire Commercial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Kussimo

Bus. Name: -

Size: 2,577 sq.ft.

Zoning: BI

Heating: Natural Gas

Floors: Vinyl Plank

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: FRIDGE, KITCHENETTE

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

****WOW. Stop scrolling & this is the one.**** Industrial Condo Bay 307, 400 MacKenzie Blvd! Rarely do fully built-out condo bays come to market in Gregoire that look this sharp and function this well. Positioned minutes from Highway 63, downtown, and every major amenity, this ****turnkey commercial condo bay**** delivers the ceiling height, professional office finish, and layout most businesses want but almost never find already done. Highlights that matter: Impressive ****‘clear ceiling height**** in the bay, Fully developed two-storey buildout, Professional reception area to greet clients, Boardroom + vault room, 2-pc bath on main Rustic-industrial finishes:, wood accent walls, black railings, vinyl plank flooring, Upper level with utility room, staff lounge/kitchenette, 3-pc bath, offices, Mezzanine overlooking bay/workshop 3 assigned parking stalls (P118, P119, P94) ****Available for sale or triple net lease**** This isn’t a cold warehouse box & it’s a polished, client-ready workspace with character and functionality. Walk in Monday and get to work Tuesday. **CALL NOW FOR DETAILS!** Perfect for contractors, service businesses, trades, light industrial, or anyone who wants a professional presence without renovation headaches. ****Opportunities like this don’t sit long.**** Call today for details and your private tour. ***Note: Measurements not to BOMA standards.***