

6B, 380 Mackenzie Boulevard
Fort McMurray, Alberta

MLS # A2116428



\$459,900

Division:	Mackenzie Park
Type:	Industrial
Bus. Type:	Industrial ,Professional/Office,Warehouse
Sale/Lease:	For Sale
Bldg. Name:	380 Mackenzie Boulevard
Bus. Name:	-
Size:	3,329 sq.ft.
Zoning:	BI
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	Back Lane, Level, Near Public Transit, See Remarks

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: 2- Office cubical sets, 2 - black filing cabinets, 1 6" Stainless steel fridge
1 6" Stainless steel dishwasher, 1 6" Central Vacuum, 2 6" Large desk sets (in warehouse)

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.