

# \$512,900 - 206, 400 Mackenzie Boulevard, Fort McMurray

---

MLS® #A2122311

**\$512,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

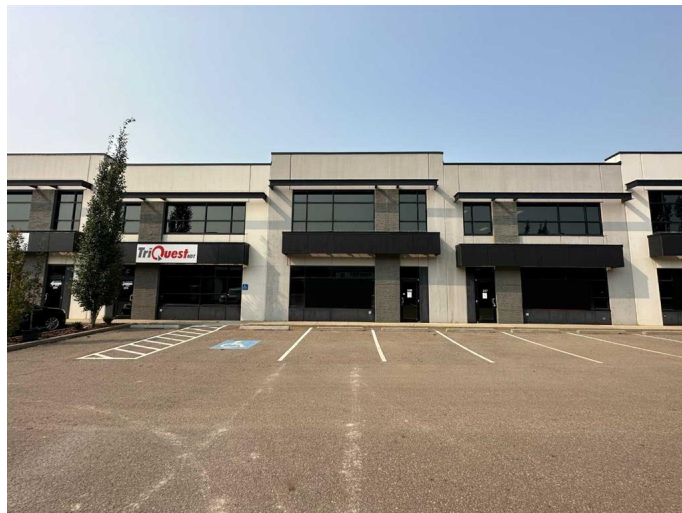
Mackenzie Park, Fort McMurray, Alberta

FOR SALE OR LEASE: 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 # P67, P68,  
P69, P80, and P96, 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. AVAILABLE FOR QUICK  
POSSESSION. Hurry & take advantage of this  
opportunity!!! Affordable condo fees include  
common area care, landscaping, garbage  
removal, water & sewer, professional  
management, and reserve fund contributions.  
Available for immediate occupancy.

Built in 2012

## Essential Information

MLS® #	A2122311
Price	\$512,900
Bathrooms	0.00
Acres	0.00



Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	206, 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	450
Zoning	BI

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.