

# \$9,000 - 175 Macalpine Crescent, Fort McMurray

MLS® #A2179606

**\$9,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.10 Acres

Gregoire Commercial Park, Fort McMurray,  
Alberta

175 MacAlpine Cres- Prime Industrial Land for  
Lease â€”

Looking for the ideal location This 1.1-acre  
cleared industrial lot offers an unbeatable  
combination of space, accessibility, and is  
perfect for a variety of industrial or commercial  
operations.

Some Key Features:

Cleared and Ready: Fully prepped and ready  
for immediate use.

Power Access: Equipped with an on-site  
electrical pole providing access to 120/240  
power lines, ideal for a range of operational  
needs.

Flexible Expansion: Option to negotiate up to  
approximately 3 acres, offering scalability for  
your business or storage needs.

Accessibility: Potential to open an additional  
access point, enhancing traffic flow and entry  
convenience.

This lot provides the flexibility and resources  
required for light industrial, storage,  
distribution, or other business ventures.  
Convenient power infrastructure and  
customizable space make it the perfect choice  
for your next project.

Offering Competitive rates. Contact us to  
discuss your specific needs and explore the  
potential for expansion.

Contact Today!

Donâ€™t miss out on this versatile industrial



land. Call to schedule a viewing and secure the ideal location for your business.

**Essential Information**

MLS® #	A2179606
Price	\$9,000
Bathrooms	0.00
Acres	1.10
Type	Land
Sub-Type	Industrial Land
Status	Active

**Community Information**

Address	175 Macalpine Crescent
Subdivision	Gregoire Commercial Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4P1

**Amenities**

Utilities	Electricity at Lot Line, See Remarks
-----------	--------------------------------------

**Exterior**

Lot Description	Rectangular Lot, See Remarks, Cleared, Level
-----------------	--

**Additional Information**

Date Listed	November 15th, 2024
Days on Market	171
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.