

# \$500,000 - 6b, 380 Mackenzie Boulevard, Fort McMurray

MLS® #A2116428

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

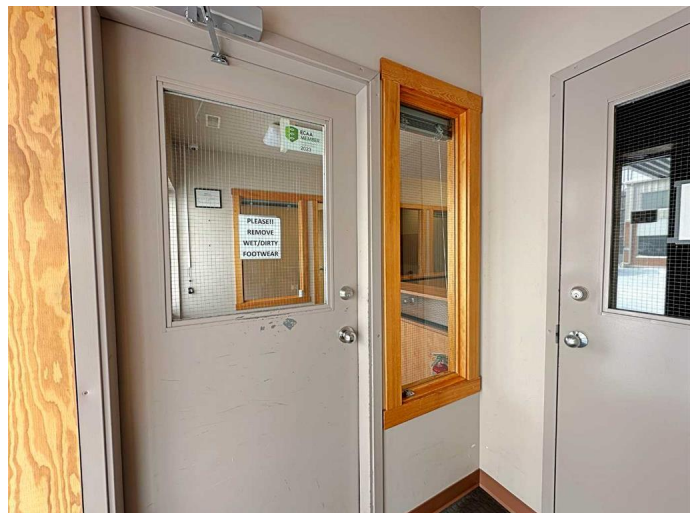
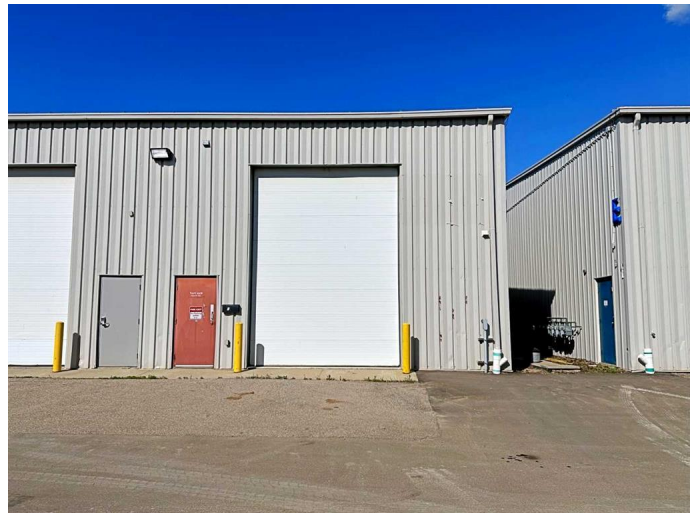
Mackenzie Park, Fort McMurray, Alberta

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.

Built in 2002

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2116428   |
| Price      | \$500,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 6b, 380 Mackenzie Boulevard |
| Subdivision | Mackenzie Park              |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 4C4                     |

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Heating           | Forced Air, Natural Gas, Radiant |

## Exterior

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Lot Description | Back Lane, Level, See Remarks, Near Public Transit |
|-----------------|----------------------------------------------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Days on Market | 506              |
| Zoning         | BI               |

## Listing Details

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

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