# \$489,900 - 6b, 380 Mackenzie Boulevard, Fort McMurray

MLS® #A2116428

## \$489,900

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.



## **Essential Information**

MLS® # A2116428 Price \$489,900

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 550 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.