

# \$550,000 - 6b, 380 Mackenzie Boulevard, Fort McMurray

MLS® #A2116428

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

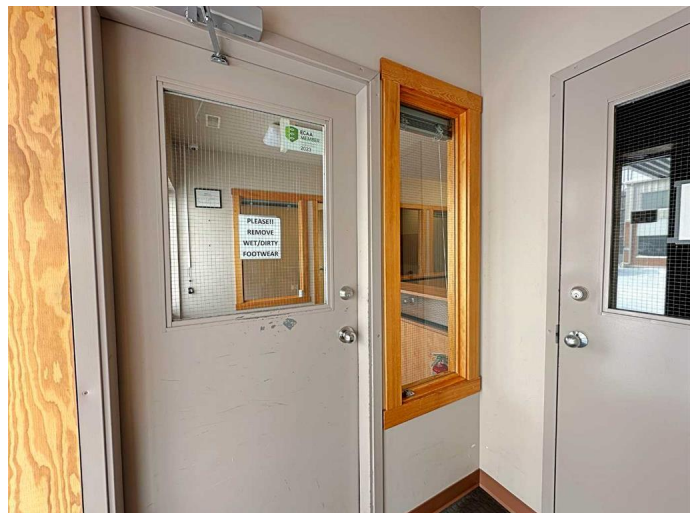
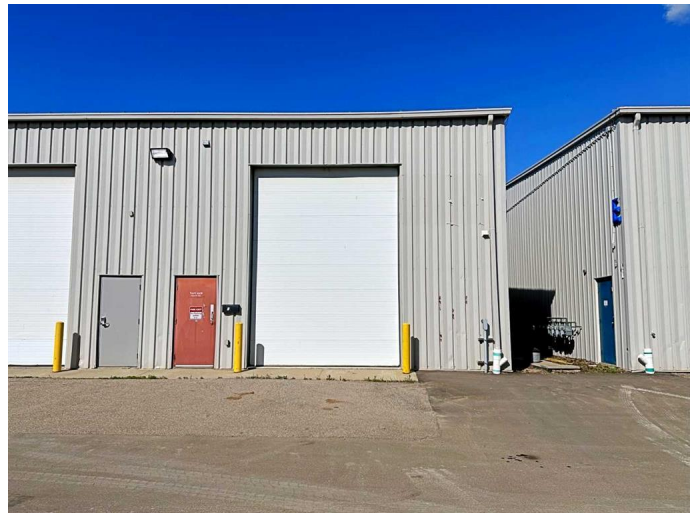
Mackenzie Park, Fort McMurray, Alberta

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	\$550,000
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
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## Additional Information

Date Listed	April 19th, 2024
Days on Market	365
Zoning	BI

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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