

\$ - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095504

\$

0 Bedroom, 0.00 Bathroom, 1,584 sqft
Industrial on 0.04 Acres

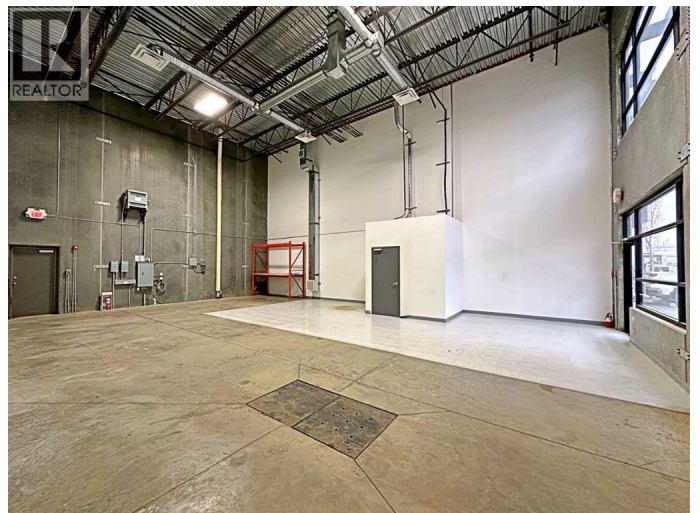
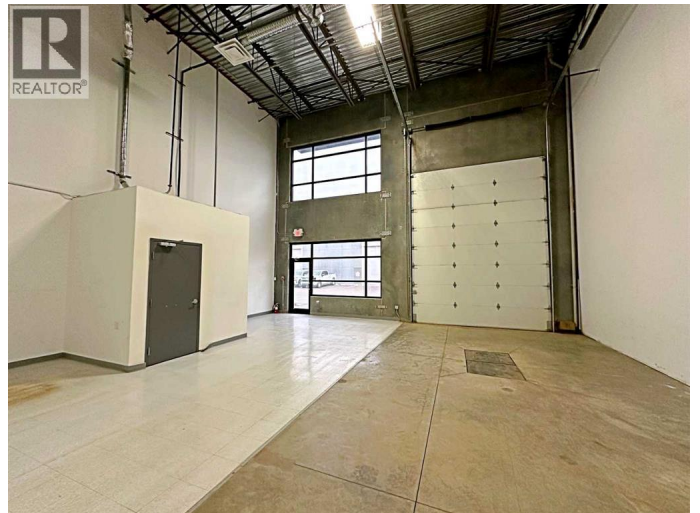
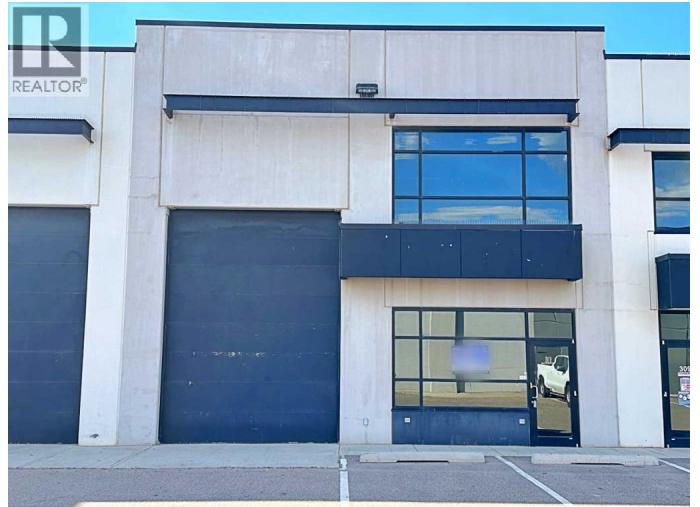
Mackenzie Park, Fort McMurray, Alberta

FOR SALE OR LEASE – FLEXIBLE INDUSTRIAL SPACE IN MACKENZIE INDUSTRIAL PARK Affordable and versatile space available in a first-class Kuusamo-built development on MacKenzie Boulevard. Ideal for light to medium industrial, small business, or industrial retail uses. The pre-cast construction building features front grade loading with a 12' x 16' overhead door, floor drains, man door, and 22' ceiling heights. Includes a 2-piece bathroom, two dedicated parking stalls. AIR MAKE UP SYSTEM IS INSTALLED Located in the southeast sector of Fort McMurray adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent visibility and easy access to the airport and downtown core. Available for immediate possession. AFFORDABLE OP COSTS INCLUDE WATER (id:6289)

Built in 2012

Essential Information

| | |
|----------------|--------------------|
| Listing # | A2095504 |
| Bathrooms | 0.00 |
| Square Footage | 1,584 |
| Acres | 0.04 |
| Year Built | 2012 |
| Type | Industrial |
| Sub-Type | Condominium/Strata |



Community Information

| | |
|-------------|------------------------------|
| Address | 308, 400 Mackenzie Boulevard |
| Subdivision | Mackenzie Park |
| City | Fort McMurray |
| Province | Alberta |
| Postal Code | T9H4C4 |

Amenities

| | |
|----------------|--------------------------|
| Utilities | Electricity, Natural Gas |
| Parking Spaces | 2 |

Interior

| | |
|---------|--------------------------|
| Heating | Natural gas Radiant heat |
|---------|--------------------------|

Exterior

| | |
|--------------|-----------------|
| Exterior | Concrete |
| Construction | Poured concrete |
| Foundation | See Remarks |

Listing Details

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



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Listing information last updated on October 15th, 2025 at 12:01pm PDT