

\$489,900 - 308, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2095505

\$489,900

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

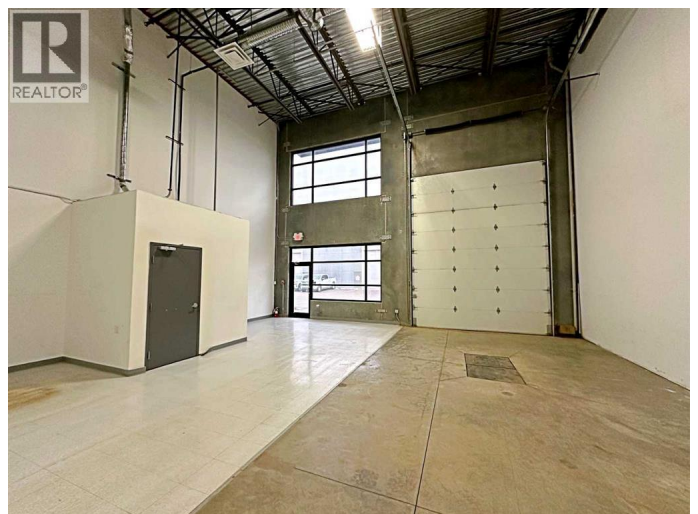
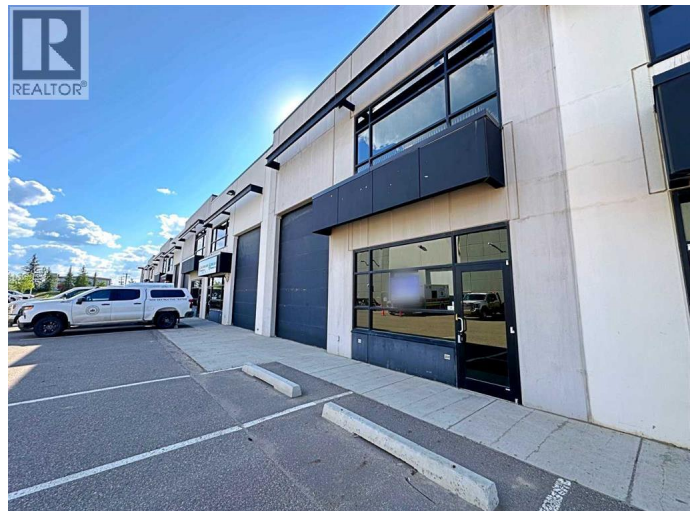
Mackenzie Park, Fort McMurray, Alberta

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 CONDO FEES INCLUDE WATER (id:6289)

Built in 2012

Essential Information

Listing #	A2095505
Price	\$489,900
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
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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 16th, 2025 at 2:01am PDT