

4500 SAPRAE CREEK Trail Fort McMurray, Alberta

MLS # A2055537


\$6,950,000

Division: Surrounding City Area

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,560 sq.ft.

Zoning: C4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 16.56 Acres

Sewer: -

Lot Feat: Paved, See Remarks

Inclusions: N/A

4500 Saprae Creek Trail is located on Highway 69, just south of the Fort McMurray International Airport. The site is a total of 16.68 acres (6.75 ha) and is fully fenced. There are three buildings on site consisting of a modular office structure and two warehouses. Both warehouses with drive in loading, functional design and mix of closed office and amenity space. Each warehouse is secured in a separate fenced yard so a purchaser could occupy one building and lease out the other for income. Equipment and materials onsite are negotiable.