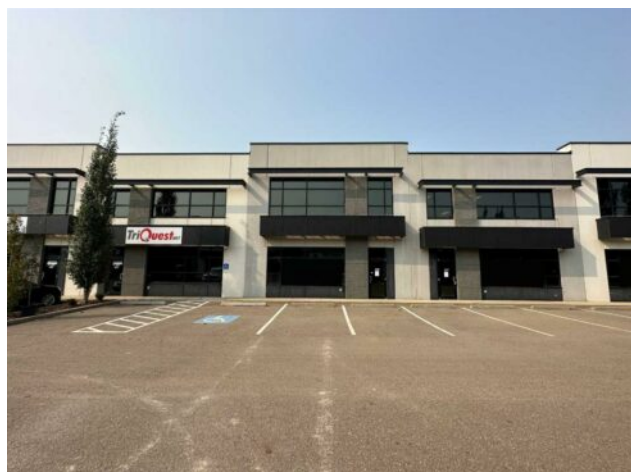


**206, 400 Mackenzie Boulevard
Fort McMurray, Alberta**

MLS # A2122311



\$512,900

Division: Mackenzie Park

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Kuusamo

Bus. Name: -

Size: 1,789 sq.ft.

Zoning: BI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: -

Inclusions: none

FOR SALE OR LEASE: 1789 SF WAREHOUSE BAY IMPROVED 2-PIECE WASHROOM IN THE KUUSAMO BUILT FIRST-CLASS DEVELOPMENT. Flexible use. Ideal for light to medium industrial, small business, industrial retail, & other applications. Pre-cast construction building, front-grade loading. Includes 5 parking stalls # P67, P68, P69, P80, and P96, a 12' x 16' overhead door, floor drain, man door & ceiling heights of 22'. Excellent exposure on Mackenzie Blvd Located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers convenient access to the airport & the downtown core. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! Affordable condo fees include common area care, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions. Available for immediate occupancy.