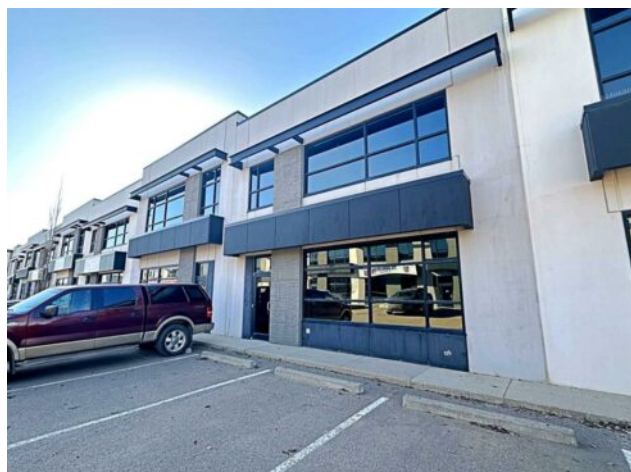


**207, 400 Mackenzie Boulevard
Fort McMurray, Alberta**

MLS # A2122319



\$512,900

Division: Mackenzie Park

Type: Warehouse

Bus. Type: Industrial

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: n/a

FOR SALE 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 #P70, P71, P72, P81 and P98. Includes 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. Hurry & take advantage of this opportunity!!! Affordable condo fees are \$538.96, including common area care, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributions. This property is currently leased and will be sold with Tenant in Place.