

\$719,000 - 209, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2122329

\$719,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

2800 SF Fully Developed Warehouse Bay & Premier Office. If you value, the artistry in a beautifully designed professional space this is your office with Bay. Quality finishings & great design that will inspire productivity, encouraging employee & client confidence & comfort. This Premier Class office development features an enclosed vestibule entrance, wood flooring, handcrafted hardwood countertops & sills, communications centre. Open reception with built-in custom cabinets, 4 offices with solid wood doors, 1 washroom, kitchenette, filing/ copying area. The fully developed Mezzanine features 4 offices with built-out glass, a kitchenette, a bathroom & boardroom with a stunning feature wall. The 30' x 23' bay area is fully finished with a 16' bay door, 22' ceiling height, and cabinets. Includes 5 parking stalls # P76, P77, P78, P79 and P101 and HVAC. Strategically located directly on MacKenzie Blvd with easy access to Hwy 69 & 63, YMM airport, railway, downtown, transit & restaurants. Great visibility. Affordable condo fees include common area care, landscaping, garbage removal, water, professional management, and reserve fund contributions.

Built in 2012

Essential Information



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|------------|------------|
| MLS® # | A2122329 |
| Price | \$719,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Commercial |
| Sub-Type | Warehouse |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 209, 400 Mackenzie Boulevard |
| Subdivision | Mackenzie Park |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 4C4 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available |
| Parking Spaces | 5 |

Exterior

| | |
|--------------|-----------------|
| Roof | Asphalt |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 15th, 2024 |
| Days on Market | 369 |
| Zoning | BI |

Listing Details

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

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