

INVESTMENT SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FULLY LEASED

2 BUILDING SITE!

145 MacDonald Crescent, Fort McMurray, AB

MACKENZIE INDUSTRIAL PARK

15,678 Sq. Ft. (Not including 2nd Floor Office)

Building 1 (front) Property Highlights

- **8,500 Sq. Ft. (+/-) Freestanding Industrial Shop**
- 4 Grade loading doors
- **1 wash bay**
- **Fenced and gated gravel yard**

Building 2 (back) Property Highlights

- **7,178 Sq.Ft. (+/-) Freestanding Industrial Shop**
- 5 Grade loading doors
- **1 Drive-thru wash bay**
- Mezzanine office and storage
- **Short term leases available**

Contact

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INVESTMENT SALE

FREESTANDING INDUSTRIAL SHOP W/ OFFICE

LIZOTTE

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Building 1

Property Information

Municipal Address: 145 MacDonald Crescent, Fort McMurray

Legal Address: Plan: 7620533, Block: 20, Lot: 4

Size: 8,500 Sq.Ft. (+/-)

Site Size: 1.5 Acres (+/-)

Zoning: Business Industrial (BI)

Power: 3 Phase

Loading: (4) Grade Loading Doors - 16' x 16'

Heating: Forced Air & In Floor Heating

Ceiling Height: 20' - 20.5' Clear

Floor Drain: Yes

Lighting: New LED Lights

Class: 2A - Makeup Air

Additional Highlights

- Building and pylon signage
- Quick access to Highway 63 and Highway 69 and west of Fort McMurray International Airport
- Fenced and gated gravel yard
- Professionally managed property

Building 2

Property Information

Municipal Address: 145 MacDonald Crescent, Fort McMurray

Legal Address: Plan: 7620533, Block: 20, Lot: 4

Zoning: Business Industrial (BI)

Size: 7,178 Sq. Ft. (+/-)

Loading: (5) Grade loading doors

Power: 3 Phase

Ceiling Height: 20' - 20.5' clear

Heat: Forced air

Floor Drains: Yes

Lighting: New T5 lighting

Class: 2A - Makeup Air

Additional Highlights

- Building and pylon signage
- Quick access to Highway 63 and Highway 69 and west of Fort McMurray International Airport
- Fenced and gated gravel yard
- Mezzanine office and storage
- Ideally located in Mackenzie Industrial Park

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Purchase Price \$4,400,000.00

NOI: \$397,580
(Average)

****New 5 year lease in place**
(Fully occupied buildings)



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Building 2 Photos



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Map View

