INVESTMENT SALE

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LIZOTTE AND ASSOCIATES REAL ESTATE INC

Heat & Po

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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Jesse Hesse

change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principal

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INVESTMENT SALE

FREESTANDING INDUSTRIAL SHOP W/ OFFICE

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

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

AND ASSOCIATES REAL ESTATE INC

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

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



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



INVESTMENT SALE

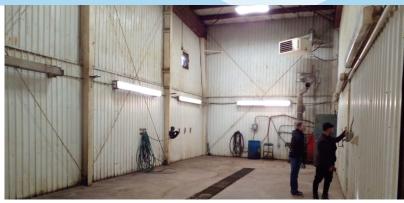
FREESTANDING INDUSTRIAL SHOP W/ OFFICE

AND ASSOCIATES REAL ESTATE INC

Building 2 Photos









Contact

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Map View

