

FOR SALE/LEASE

Up To 14,710 sq. ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Full Fees to Outside Agents

370 Falconer Crescent, Fort McMurray, AB

OFFICE/WAREHOUSE WITH YARD

Property Highlights

- Located in Sapræe Industrial Park, east of the Fort McMurray International Airport and southwest of the Sapræe Creek
- Easy access to Highway 69
- **2 tenant opportunities with possibility to combine**
- Close proximity to MacKenzie Industrial Park, Fort McMurray International Airport, and the CN Rail Yard
- **Minutes to Highway 63 and the Downtown core**
- **Short term leases available**

Contact

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Lemax Machine
& Welding Inc

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Property Information

Municipal Address: 370 Falconer Crescent, Fort McMurray, AB

Unit 1 Size: 6,050 Sq.Ft. (+/-)

Unit 2 Size: 8,600 Sq.Ft. (+/-)

Total Size: 14,710 Sq.Ft. (+/-)

Site Size: 1.5 Acres (+/-)

Zoning: B1

Roads: Paved

Power: 600 Volt, 3 Phase

Loading: Unit 1: 4 Grade loading doors (2 drive thru bays)
Unit 2: 4 Grade loading doors (2 drive thru bays)

Heating: Radiant tube heating and in-floor
Forced air heating in upstairs office

Ceiling Height: 24' x 30' to peak

Floor Drain: In-floor 2 stage sump

Offices: 3 upstairs, 2 downstairs
Washroom, lunchroom, locker room, and
mechanical room

Lease Rate: Market

Sale Price: \$6,400,000

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