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





370 Falconer Crescent, Fort McMurray, AB

OFFICE/WAREHOUSE WITH YARD

Property Highlights

- Located in Saprae Industrial Park, east of the Fort McMurray International Airport and southwest of the Saprae 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

Derek Shybunka

Associate Cell: 587.566.3602 Direct: 780.784.0442 derek@lizotterealestate.com

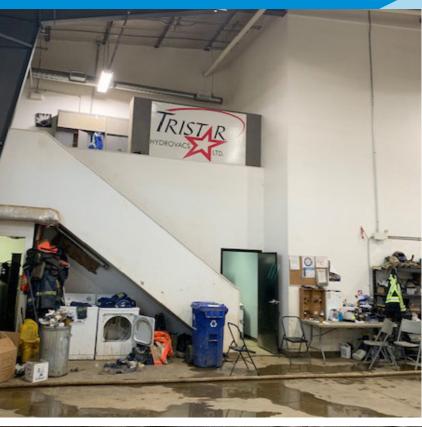
Ben Olsen

Unlicensed Assistant Cell: 587.336.1468 Direct: 780.784.04401 ben@lizotterealestate.com



370 Falconer Crescent, Fort McMurray, AB









370 Falconer Crescent, Fort McMurray, AB







370 Falconer Crescent, Fort McMurray, AB



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: BI

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

Contact

Derek Shybunka

Associate

Cell: 587.566.3602 Direct: 780.784.0442

derek@lizottereal estate.com

Ben Olsen

Unlicensed Assistant Cell: 587.336.1468 Direct: 780.784.04401 ben@lizotterealestate.com







