

SUBLEASE

5,548 Sq. Ft (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Bays C & D, 225 MacDonald Crescent, Fort McMurray, AB

RENOVATED SERVICE SHOP

Property Highlights

- High-bay shop with planned upgrades
- Well-located in Gregoire
- Large marshalling area
- Zoned (IB) Business Industrial
- Sumps and trench drains
- Recent upgrades - LED lights, office, yard

Contact

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Property Information

Municipal Address: 225 MacDonald Crescent, Fort McMurray, AB

Legal Address: Lot 3, Block 16, Plan 7620533

Vacancy: Bay C & D 5,448 Sq. Ft. (+/-)

Site Size: 2 Acres (+/-)

Zoning: IB (Business Industrial)

Lighting: Bay C & D LED (NEW)

Power: 400 Amp, 600 Volt

Heating: O/H Gas Fired

Ceiling Height: 20' at eave

Loading: Bay C & D (2) 16'X 18' Grade *Drive-thru door potential

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Lease Rate: Market

OP Costs: \$5.50

