

# \$30 - 108, 280 Maclellan Crescent, Fort McMurray

MLS® #A2175575

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.08 Acres

Mackenzie Park, Fort McMurray, Alberta

Discover the perfect blend of office and warehouse functionality. This 3000 sq ft space includes well-appointed office areas, a welcoming reception, and essential bathroom facilities, making it ideal for businesses requiring both administrative and operational capabilities. The warehouse portion features in-floor heating, two 14' bay doors for easy access, air make up, floor drains with an oil separator for streamlined maintenance, upper mezzanine for storage. With ample front parking and rear yard. Can be combined with Bays C&D for a total of 6000 SF. Excellent exposure conveniently located in the southeast sector of the community adjacent to Highway 63 with direct access to Highway 69, MacKenzie Industrial Park offers excellent access to the airport and downtown core.

Built in 1998

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2175575   |
| Price      | \$30       |
| Bathrooms  | 0.00       |
| Acres      | 2.08       |
| Year Built | 1998       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 108, 280 MacLennan Crescent |
| Subdivision | Mackenzie Park              |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9H 4G1                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2024 |
| Days on Market | 177                |
| Zoning         | BI                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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