

INVESTMENT SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



5,250 Sq. Ft. (+/-) SHOP/OFFICE
260 & 262 Mackay Crescent, Fort McMurray, AB

SHOP/OFFICE WITH GRAVELED YARD

Property Highlights

- 2.10 Acres (+/-) site
- 5.5% site coverage
- Large, compact gravel yard
- 6 Grade loading doors with 3 drive-through bays
- Located in Gregoire Industrial Park
- Easy access to Highway 63 and Highway 69
- West of Fort McMurray International Airport
- Surrounded by a variety of industrial businesses including Acklands Granger, Wolseley Mechanical, Kenroc Building Materials, Finning Canada, Gregg Distributors and more



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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ADDITIONAL INFORMATION

- Main Floor: small reception/office, washroom, staff room with kitchenette and shop
- Mezzanine Office: Two offices and washroom
- Small shop mezzanine for additional storage



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Property Information

Municipal Address: 260, 262 Mackay Crescent, Fort McMurray, AB

Legal Address: Plan 9824566, Block 19, Lots 16 & 17

Building Size: 5,250 Sq. Ft. (+/-)

Land Size: 2.10 Acres (+/-)

Zoning: Industrial

Ceiling Height: 18'2"

Loading: (6) 14'x14' Grade loading doors including 3 drive-through
Bay 1 - 4 grade loading including 2 drive-through
Bay 2 - 2 grade loading including 1 drive-through

Power: TBC

Sumps/Floor Drain: One in each bay

Heat: Radiant heat in shop

Contact

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Purchase Price: Market

Net Rent: \$305,985.00 (NNN)

Property Taxes: TBC

RECENT APPRAISAL \$3,925,000.00

