



**GRASSROOTS**  
REALTY GROUP

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307, 400 Mackenzie Boulevard  
Fort McMurray, Alberta

MLS # A2283435



**\$685,000**

**Division:** Gregoire Commercial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Kussimo

**Bus. Name:** -

**Size:** 2,577 sq.ft.

**Zoning:** BI

**Heating:** Natural Gas

**Floors:** Vinyl Plank

**Roof:** -

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** FRIDGE, KITCHENETTE

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**\*\*WOW. Stop scrolling &mdash; this is the one.\*\*** Industrial Condo Bay 307, 400 MacKenzie Blvd! Rarely do fully built-out condo bays come to market in Gregoire that look this sharp and function this well. Positioned minutes from Highway 63, downtown, and every major amenity, this **\*\*turnkey commercial condo bay\*\*** delivers the ceiling height, professional office finish, and layout most businesses want but almost never find already done. Highlights that matter: Impressive **\*\*&quot; clear ceiling height\*\*** in the bay, Fully developed two-storey buildout, Professional reception area to greet clients, Boardroom + vault room, 2-pc bath on main Rustic-industrial finishes:, wood accent walls, black railings, vinyl plank flooring, Upper level with utility room, staff lounge/kitchenette, 3-pc bath, offices, Mezzanine overlooking bay/workshop 3 assigned parking stalls (P118, P119, P94) **\*\*Available for sale or triple net lease\*\*** This isn&rsquo;t a cold warehouse box &mdash; it&rsquo;s a polished, client-ready workspace with character and functionality. Walk in Monday and get to work Tuesday. **CALL NOW FOR DETAILS!** Perfect for contractors, service businesses, trades, light industrial, or anyone who wants a professional presence without renovation headaches. **\*\*Opportunities like this don&rsquo;t sit long.\*\*** Call today for details and your private tour. **\*Note: Measurements not to BOMA standards.\***