



GRASSROOTS

REALTY GROUP

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**195 Mackay Crescent
Fort McMurray, Alberta**

MLS # A2303084



\$2,900,000

Division: Mackenzie Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,880 sq.ft.

Zoning: BI

Heating: Make-up Air, Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: 0.80 Acre

Sewer: -

Lot Feat: -

Inclusions: None

FOR SALE OR LEASE! 195 MacKay Crescent presents a well-maintained and functional commercial office and workshop facility, ideally suited for a variety of industrial and service-oriented users. The property offers approximately 6,940 square feet of main floor office and shop space, complemented by a 940 square foot developed mezzanine, bringing the total usable area to 7,880 square feet. The building features a pre-engineered steel structure with durable metal cladding, a sloped roof reaching up to 23 feet at its peak, and a clear-span warehouse area with high ceilings. The shop is equipped with a 12' x 16' insulated overhead door, floor drains, sump, and high bay lighting, making it well-suited for operational efficiency. Office improvements are extensive and include finished flooring (carpet, tile, laminate, and commercial vinyl), suspended ceilings, and a well-appointed kitchen/lunchroom with maple cabinetry, full-size appliances, and water filtration. The mezzanine level provides additional office space, including a boardroom and multiple private offices, offering flexibility for administrative functions. The property is serviced with 200-amp, 600-volt electrical, newer sub-panels, and a recently installed HVAC system that includes forced air heating and air conditioning, radiant tube heaters, and supplementary heating units. High-speed fibre optic internet is also available. Situated on a paved site with Business Industrial (BI) zoning, the property provides ample functionality for a wide range of commercial users seeking a combination of office and warehouse space in a modern, well-equipped facility. There is an additional 40 x 40 foot garage building that is not included in the advertised floor area.