



**GRASSROOTS**

REALTY GROUP

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**195 Mackay Crescent  
Fort McMurray, Alberta**

**MLS # A2303084**



**\$3,000,000**

**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

**NEW LISTING!! 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.