

# \$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	180
Zoning	BI

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.