

\$4,750,000 - 201 Mackay Crescent, Fort McMurray

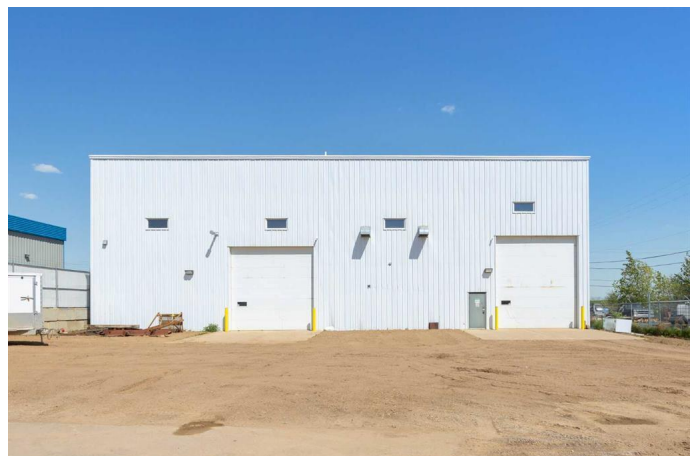
MLS® #A2225949

\$4,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.07 Acres

Mackenzie Park, Fort McMurray, Alberta

Prime industrial opportunity at 201 MacKay Crescent in Fort McMurray, Alberta—this high-functioning property features a total of 17,408 square feet across two well-appointed buildings situated on a spacious 1.07-acre lot. Zoned BI (Business Industrial), the site offers a blend of modern office space and heavy-duty warehouse capacity, making it ideal for a wide range of industrial users. Located in the heart of the MacKenzie Industrial Park, the property benefits from exceptional exposure and direct access to Highway 63 and Highway 69, offering quick connectivity to the Fort McMurray Airport and downtown core. The front building includes a two-storey, office component with a welcoming reception area, multiple private offices, a gym, a boardroom with kitchenette, and washrooms—all serviced with HVAC and air conditioning. Attached to the office is a warehouse space with two grade-level loading doors, clear ceiling heights ranging from 27'6" to 28'7" (28' underhook), and column spacing of approximately 29' x 28'. The warehouse is equipped with 225-amp, 120/208V heavy power, and an extensive crane setup including one 10-ton and two 5-ton cranes. Additional industrial features include a wash bay with sump, built-in airlines, makeup air system, air curtain, forced air heating, a pump pit, and an outdoor test pad—offering superior functionality for heavy equipment or fabrication users. The rear building is an additional warehouse



with two grade-level overhead doors, clear ceiling heights ranging from 29' to 30' (28' underhook), radiant heating, exhaust fans, and a washroom. The site is fully developed with ample paved, gravelled, and landscaped yard space, providing ample room for parking, storage, or outdoor operations.

This offering represents a rare opportunity to acquire a move-in-ready industrial facility with premium features in a sought-after location. Contact us today for additional information or to arrange a private tour.

Built in 2004

Essential Information

MLS® #	A2225949
Price	\$4,750,000
Bathrooms	0.00
Acres	1.07
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	201 Mackay Crescent
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T5

Interior

Heating	Forced Air, Natural Gas, See Remarks, Make-up Air
Cooling	Central Air

Additional Information

Date Listed	May 30th, 2025
-------------	----------------

Days on Market 15

Zoning BI

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.