

\$617,700 - 104, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2239319

\$617,700

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

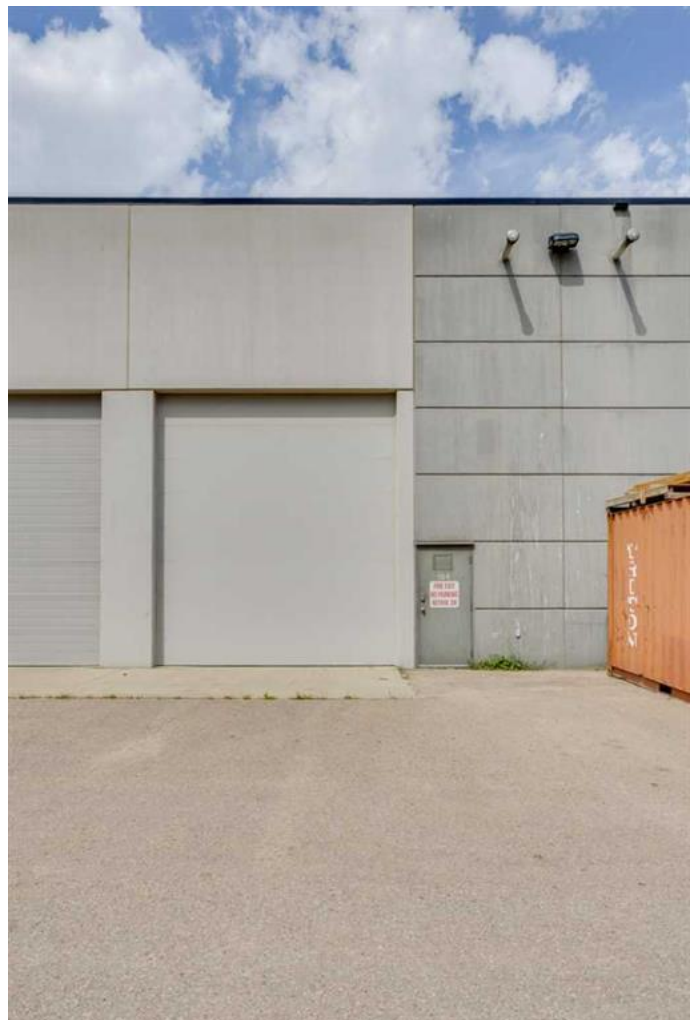
Gregoire Commercial Park, Fort McMurray,
Alberta

Now available â€“ over 2,000 sq/ft of versatile warehouse space located in the heart of Gregoire Industrial Park! This space is great for industrial use, small businesses, or retail operations. This unit offers both functionality and convenience at an affordable price point. Features include a spacious Interior of 2,000+ sq/ft with soaring 23-ft ceilings, radiant heating, overhead Door: 15'10" clearance ideal for deliveries and equipment, floor drain, back alley access, 5 assigned parking stalls directly in front of the bay for staff and customers, prime location just off the front of McKenzie Blvd for maximum exposure. This well-managed property offers peace of mind with condo fees that cover snow removal, landscaping, garbage removal, water & sewer, professional management, and reserve fund contributionsâ€”so you can focus on your business, not your building maintenance. Unit comes with 4 parking stalls.

Built in 2012

Essential Information

MLS® #	A2239319
Price	\$617,700
Bathrooms	0.00
Acres	0.00



Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	104, 400 Mackenzie Boulevard
Subdivision	Gregoire Commercial Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4C4

Amenities

Parking Spaces	4
----------------	---

Interior

Heating	Natural Gas, Radiant
Cooling	None

Additional Information

Date Listed	July 14th, 2025
Days on Market	32
Zoning	BI

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.