

FOR SALE OR LEASE



CONVENIENTLY LOCATED INDUSTRIAL CONDO



380 TAIGANOVA CRESCENT

UNIT 2, 380 TAIGANOVA CRESCENT FORT MCMURRAY, AB

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380 TAIGANOVA CRESCENT | Unit 2, 380 TaigaNova Crescent Fort McMurray, AB

PROPERTY HIGHLIGHTS

- Quick access to major roadways such as Highway 63, TaigaNova Crescent, and Parsons Creek Road.
- Offices, kitchen, boardroom, and development over the main and second floor
- Excellent signage opportunity on building

DISTANCE TO MAJOR SITES

- 17 Minutes (24 KM) to Suncor Base Plant
- 24 Minutes (36 KM) to Syncrude Mildred Lake
- 50 Minutes (74 KM) to CNRL Horizon
- 8 Minutes (7.2 KM) to Amenities in Downtown Fort McMurray (Hotels, Restaurants, Etc.)

Municipal Address: Unit 2, 380 TaigaNova Crescent, Fort McMurray, AB

Legal Description: Plan 1121458 Unit 2

Year Built: 2010

Market: BI - Business Industrial

Leasable Area:	Main Floor Office:	875 SF
	Second Floor Office:	758 SF
	Warehouse:	1,658 SF
	Total Leasable Area:	3,291 SF

Loading Doors: Grade 1 (14' x 16')

Clear Height: 22' clear in warehouse

Parking: (3) dedicated parking stalls

Availability: Immediately

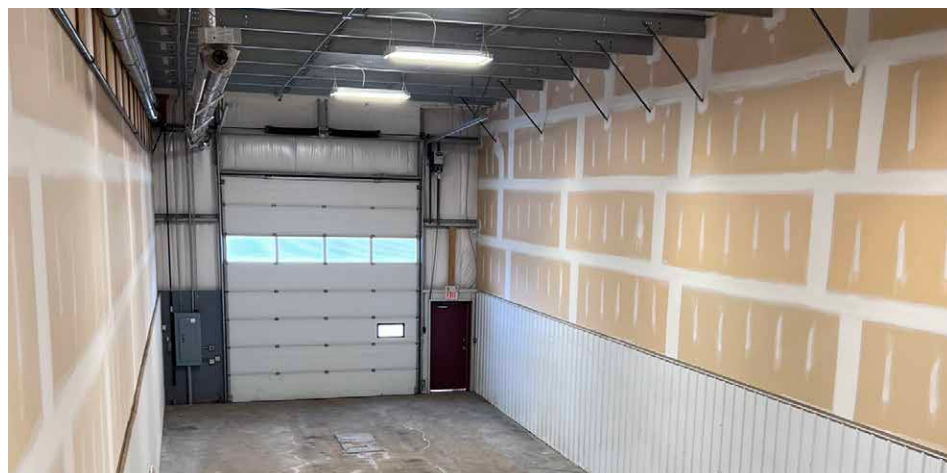
Sale Price: \$795,000

Lease Rate Reduced: \$20.00 PSF ~~\$32.00 PSF~~

Taxes: \$5,325.04 (2025)

Condo Fees: \$8,616 per annum

INTERIOR PHOTOS



AERIAL VIEW



OFFICE FLOOR PLAN

