

FOR SALE/LEASE

# 148 MACMILLAN ROAD

148 MacMillan Road,  
Fort McMurray, AB

**+/- 10,100 SF ON 1.66 ACRES**

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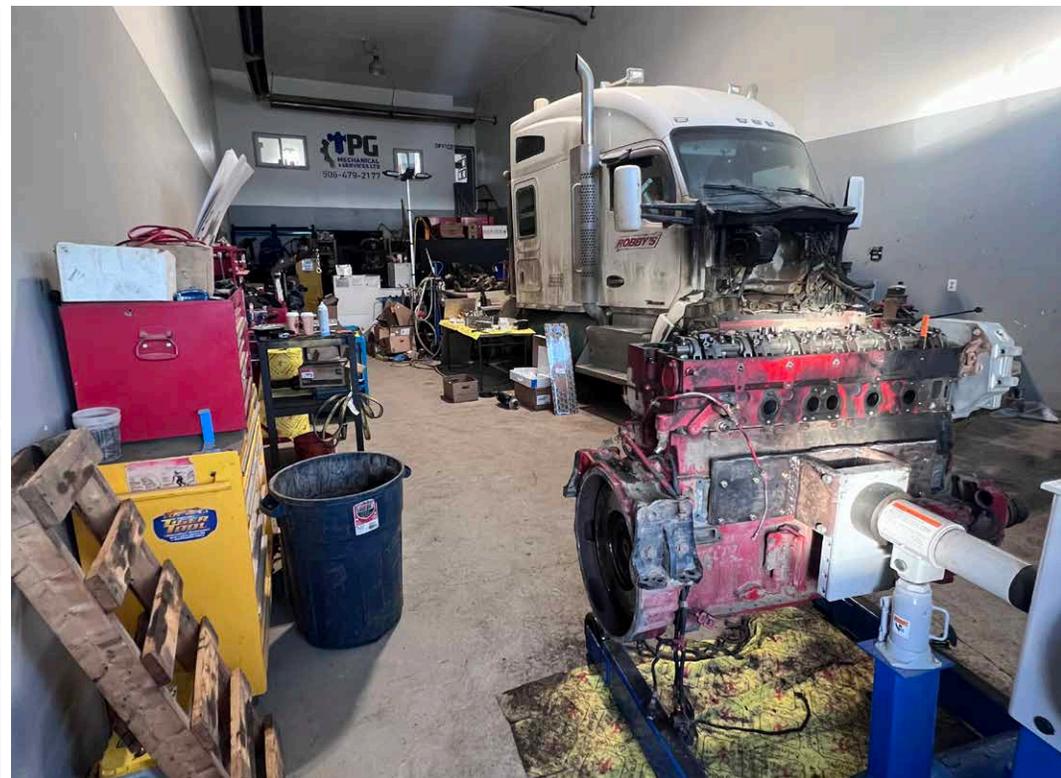
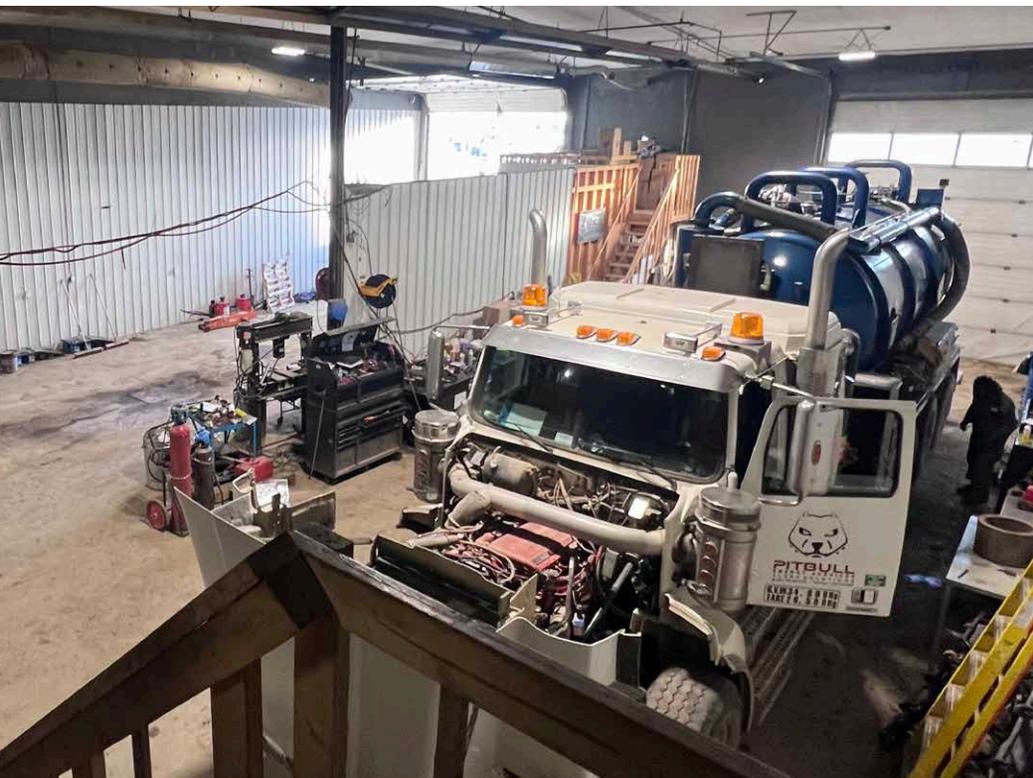
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# THE OPPORTUNITY

- Well located in Mackenzie Industrial Park
- Graveled and fenced yard
- Convenient access to Highway 63 via MacKenzie Boulevard



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
148 MacMillan Road,  
Fort McMurray, AB

**LEGAL DESCRIPTION**  
Plan: 0221236 Block: 38 Lot: 2

**ZONING**  
Business Industrial (BI)

**YEAR BUILT**  
2004

**MARKET**  
Mackenzie Industrial Park

**SITE SIZE**  
1.66 Acres

**BUILDING**  
Warehouse: ± 10,100 SF

**LOADING DOORS**  
Five (5) Grade (14' x 18')

**CLEAR HEIGHT**  
18'

**SALE PRICE**  
\$6,000,000.00

**TAXES**  
TBC

**AVAILABILITY**  
Negotiable





**CUSHMAN &  
WAKEFIELD**  
Edmonton

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HIGHWAY 63

MACKENZIE BLVD

MACKAY CRÉSCENT

MACMILLAN ROAD

