



FOR SALE/LEASE

145 MACMILLAN ROAD

145 MacMillan Road,
Fort McMurray, AB

Adam Martinson

Partner

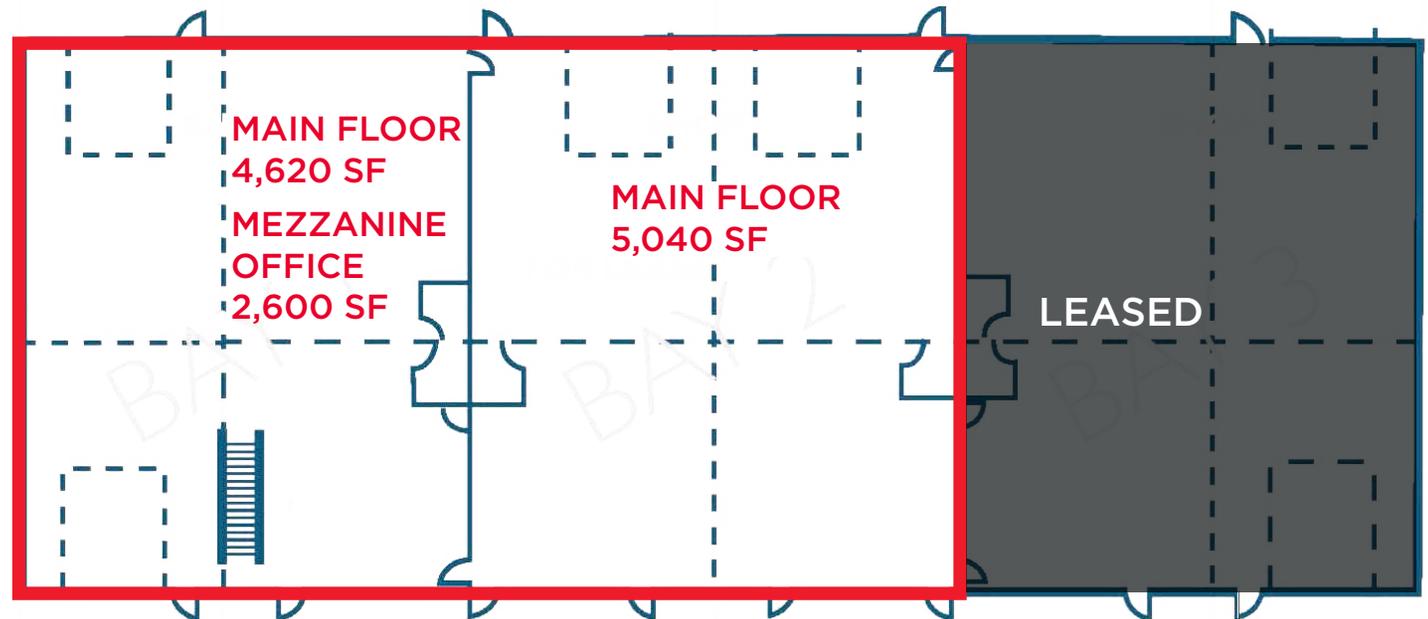
780 701 3285

adam.martinson@cwedm.com

PROPERTY HIGHLIGHTS

- Drive-thru grade doors.
- Mezzanine office with 8 office, lunchroom, boardroom, & storage.
- Excellent location in Mackenzie Industrial Park.

PROPERTY PHOTOS



FLOOR PLAN

PROPERTY PHOTOS



PROPERTY DETAILS

Municipal Address:

145 MacMillan Road,
Fort McMurray AB

Legal Description:

Plan 0623176, Block 7, Lot 1B

Year Built:

2007

Total Building Size:

16,880 SF on 1.1 Acres

Market:

Mackenzie Business Park

Leasable Area:

9,660 SF Main
2,600 SF Mezzanine

Total: 12,260 SF

Power:

To be confirmed

Loading Doors:

(3) 14'x16' grade
(1) 14'x14' grade
End bay is drive-thru

Heating:

Forced Air

Sumps:

Trench Drain

Clear Height:

17' to 23'

Zoning:

Business Industrial

Operating Costs:

\$6.79 per SF

Lease Rate:

Market

Sale Price:

\$4,200,000



AERIAL



SITE

 **CUSHMAN &
WAKEFIELD**
Edmonton

Adam Martinson
Partner
780 701 3285
adam.martinson@cwedm.com