

FOR SALE/LEASE

**PREMIER  
FORT McMURRAY  
INDUSTRIAL FACILITY**

**240 Taiganova Crescent,  
Fort McMurray, AB**

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# PROPERTY HIGHLIGHTS

- New generation facility
- Excellent location in prominent Taiganova industrial area
- Existing office development built to a high standard
- Ample parking and hard surface yard areas
  - Nearly direct access to major arterials and plant sites
- High ceilings allow cubic storage
- Potential to be sold as investment property with covenant Tenants or vacant for an Owner/User



\*TENANT PORTION TO BE VACANT UPON SALE OR LEASE



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

240 Taiganova Crescent, Fort McMurray, AB

## LEGAL

Plan 1122917 Lot 1

## ZONING

BI (Business Industrial)

## NEIGHBORHOOD

Taiganova Industrial

## BUILDING TYPE

Office/Warehouse

## SITE SIZE

2.06 Acres

## YARD AREA

1.05 Acres developed  
yard and parking

## YEAR BUILT

2012

## CEILING HEIGHT

30' Clear

## LIGHTING

T5HO

HIGHWAY 63  
TAIGANOVA CRESCENT

## SITE COVERAGE RATIO

29 %

## PARKING

Paved parking and site

## LOADING

Six (6) 16' x 16' grade doors

## POWER

TBC

## HEATING

Radiant & forced air





## AVAILABLE SIZE

### OPTION A - PURCHASE ENTIRE BUILDING

17,687 SF To Be Vacant Upon Sale

16,620 SF with Lease Income Until 2023

**26,085 (Foot Print)**

**+ 8,222 SF Second Floor Not Included In GLA**

**Sale Price \$10,500,000**

**Taxes \$78,584.55 (2020)**

### OPTION B - TENANT A

Main Floor Office 5,099 SF

Main Floor Warehouse 7,755 SF

Second Floor Office 4,833 SF

**17,687 SF**

**Lease Rate \$36.00 PSF**

**Op Costs \$4.38 (2020)**

### OPTION C - LEASE TENANT B

Main Floor Office Est. 3,642 SF

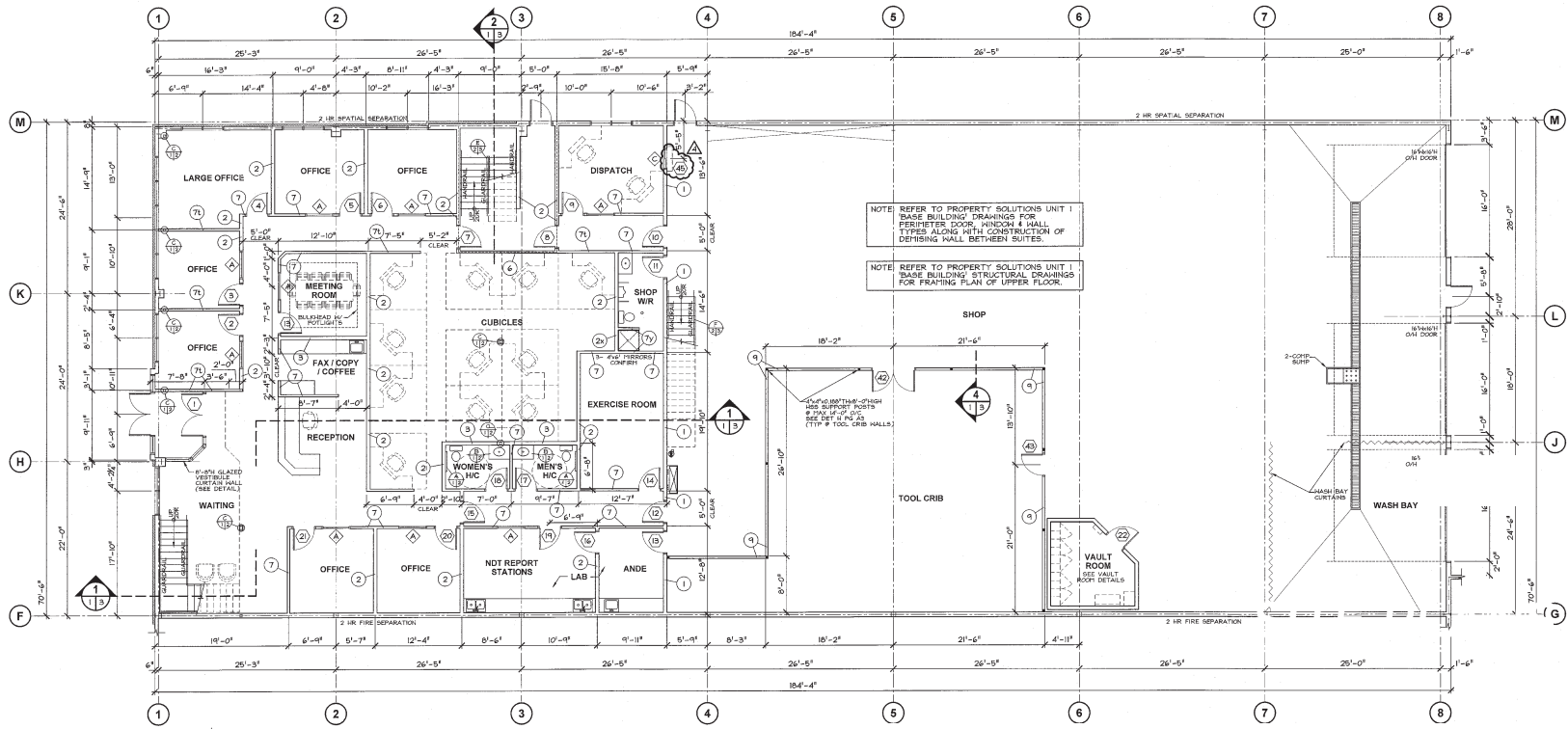
Second Floor Office Est. 3,642 SF

Warehouse Est. 9,360 SF

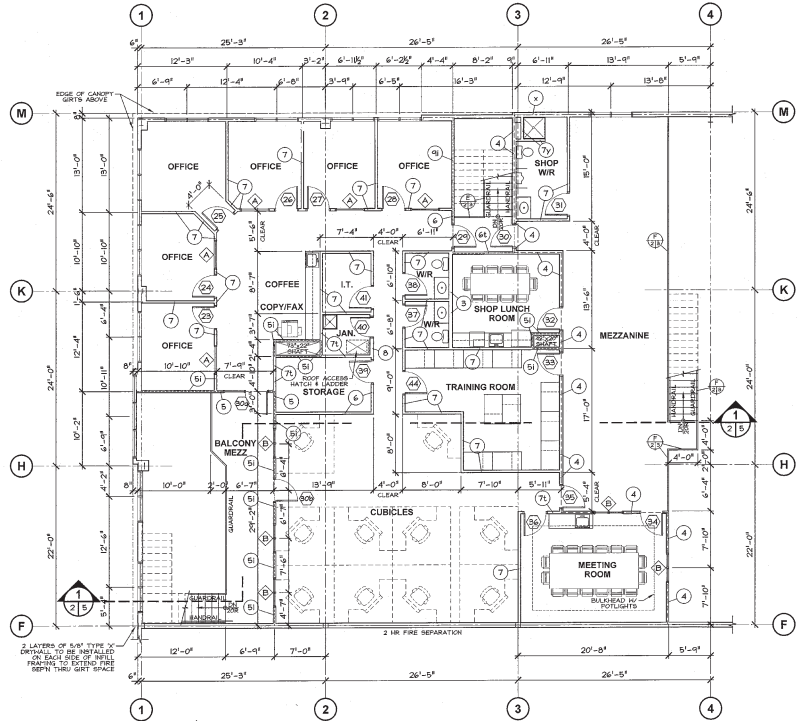
**16,620 SF Est.**

**LEASED**





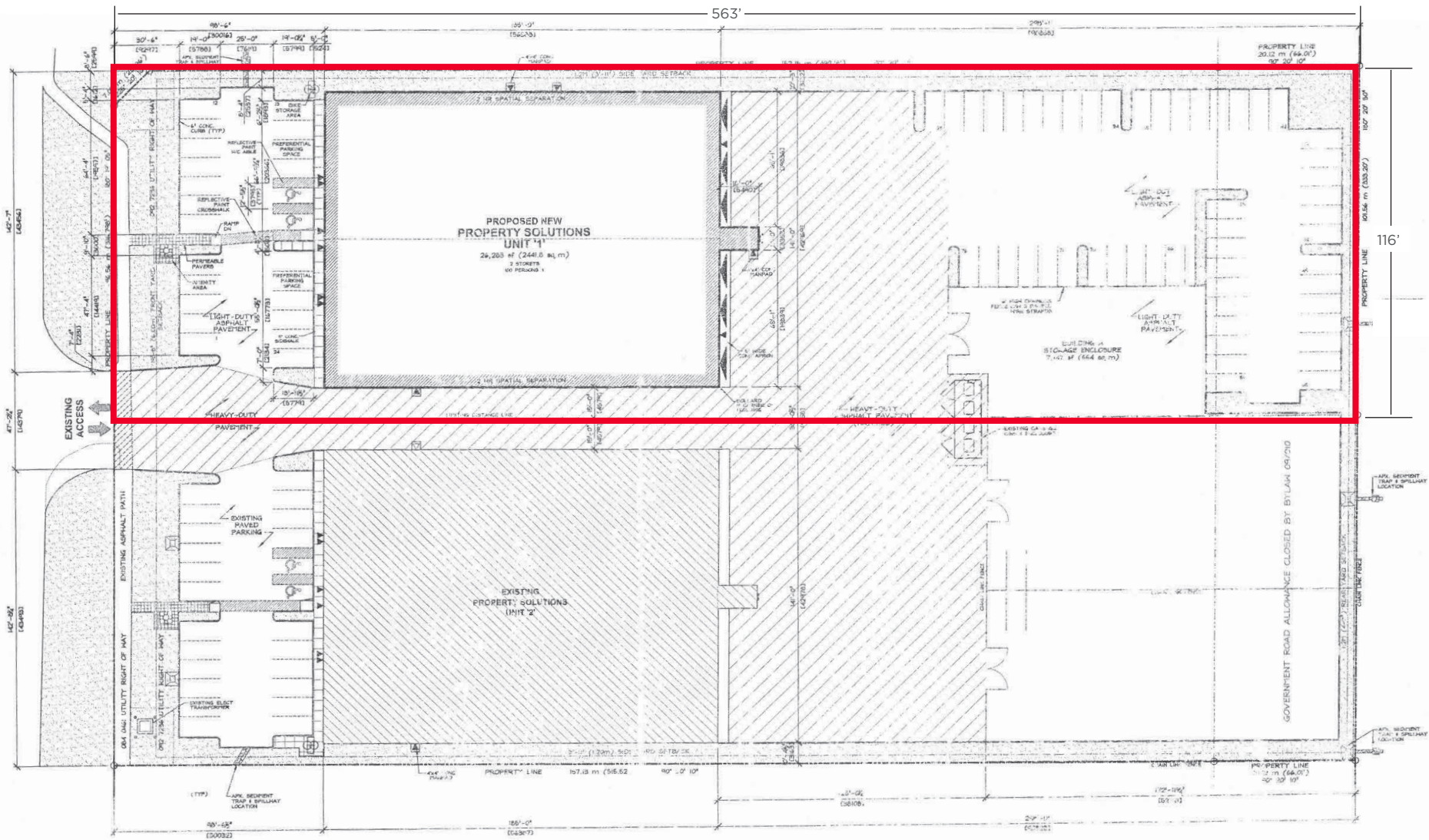
**MAIN FLOOR PLAN**  
SCALE: 1/8"=1'-0"



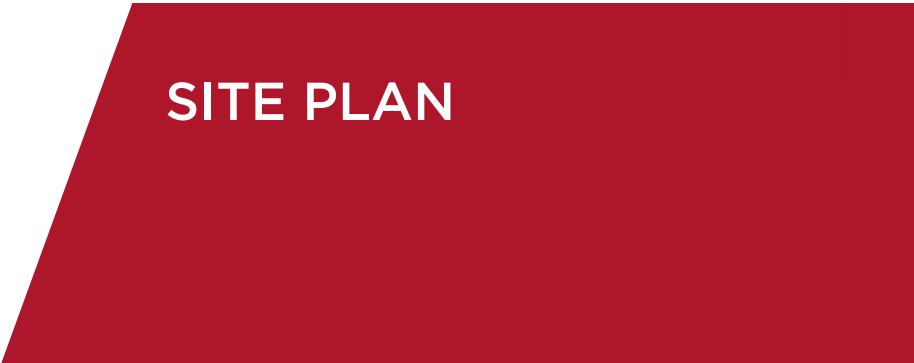
**2ND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

# TENANT A FLOOR PLANS





**SITE PLAN**  
SCALE: 1"=20'-0"







**Syncrude**



**SUNCOR**  
ENERGY

HIGHWAY 63



Fort McMurray  
Downtown

**Fort McMurray**

HIGHWAY 63



Mackenzie  
Industrial  
Park



Fort McMurray  
International  
Airport



Edmonton





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