

# MULTI-TENANT INDUSTRIAL PARK

77,576 SF ON 5.41 ACRES



**VENDOR TO HEADLEASE ALL VACANT SPACE FOR UP TO THREE YEARS**

**OPPORTUNITY TO SELL PROPERTIES SEPARATELY**

**230/230A/240 Mackay Crescent, Fort McMurray, AB**

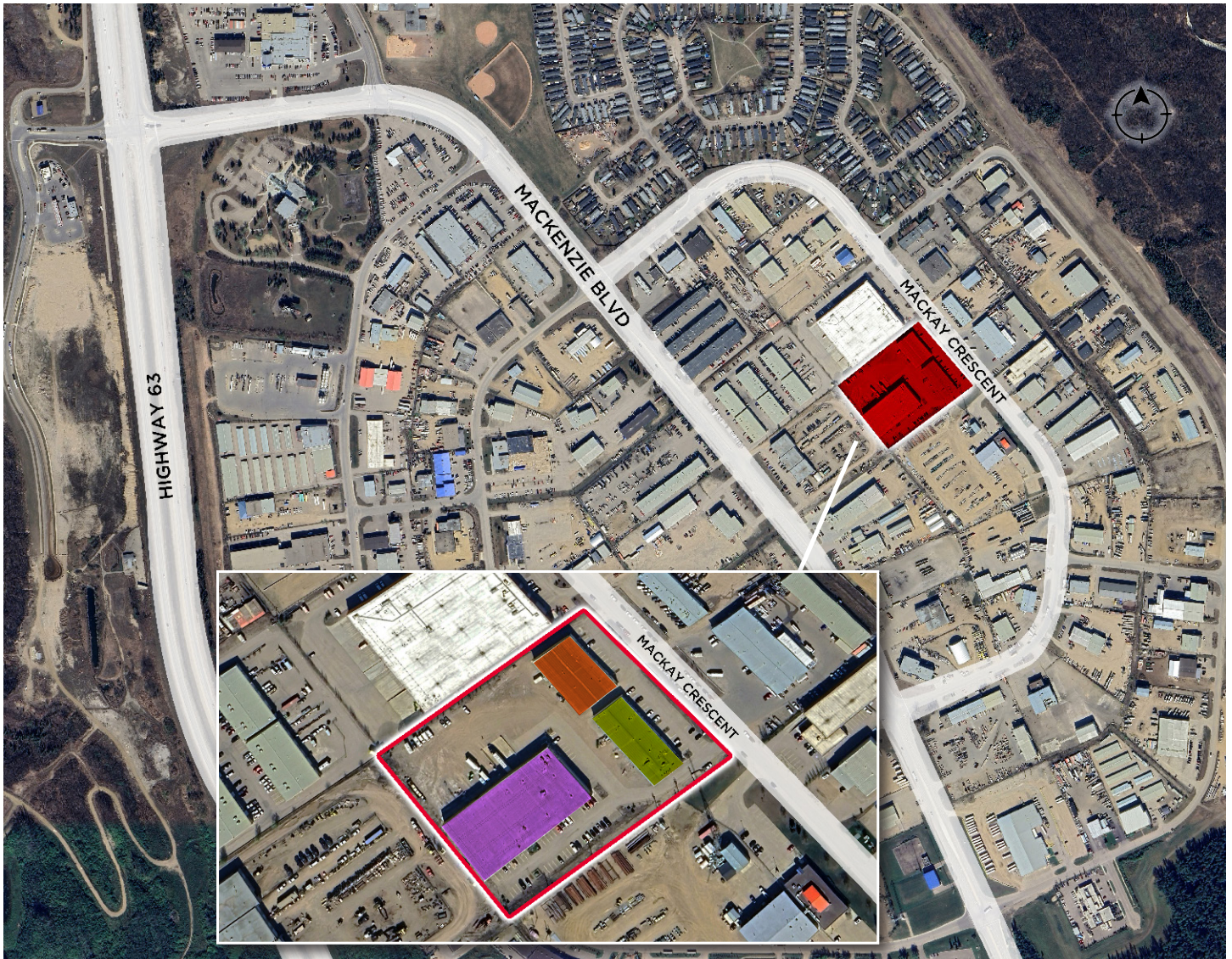
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## THE OPPORTUNITY

Introducing a prime investment opportunity in Fort McMurray. This multi-tenant industrial warehouse complex presents an exceptional opportunity for investors. Boasting a diverse range of local and national tenants, with 24.4% of NRA being occupied by Purolator, this property offers both stability and growth potential in the commercial landscape of Fort McMurray.

## KEY FEATURES & HIGHLIGHTS

### LOCATION

Close proximity to major transportation routes (3 mins from Highway 63 and 15 mins from Highway 881)

### MULTIPLE BUILDING

Three diverse buildings offer versatile and functional spaces to a variety of tenants in the market

### FUTURE GROWTH

Ideal for investors seeking stability, potential, and profit



# PROPERTY PHOTOS



**240 MACKAY CRESCENT**  
41,149 SF - 83% Occupied  
3 Tenants (1 Vacancy)  
Dock & Grade Loading



**230 MACKAY CRESCENT**  
17,001 SF - 73% Occupied  
3 Tenants (2 Vacancies)  
Grade Loading



**230A MACKAY CRESCENT**  
19,426 SF - 39% Occupied  
1 Tenant (2 Vacancies)  
Grade Loading



# PROPERTY DETAILS

## ADDRESS

230/230A/240 Mackay Crescent,  
Fort McMurray, AB

## LEGAL DESCRIPTION

Plan 7921539/Block 30/Lot 2

## TOTAL BUILDING SIZE

77,576 SF

## SITE SIZE

5.41 Acres

## NEIGHBOURHOOD

Mackenzie Industrial Park

## ZONING

BI (Business Industrial)

## YEAR BUILT

230/230A 1999  
240 2015

# FINANCIAL SUMMARY

## CURRENTLY LEASED

69.65%

## WITH VENDOR HEADLEASE

100%

## CURRENT NET INCOME

\$1,936,726.50

## NET INCOME WITH VENDOR HEADLEASE

\$2,648,966.50

## ASKING PRICE

\$28,000,000

## CAP RATE ON CURRENT INCOME

6.92%

## CAP RATE ON INCOME WITH VENDOR HEADLEASE

9.46%

## TAXES

\$156,112.70 (2024 Est.)



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