

MOTIVATED LANDLORD

PAVED PARKING

FOR LEASE 380 TAIGANOVA CRESCENT

Unit 2, 380 TaigaNova Crescent Fort McMurray, AB

CONVENIENTLY LOCATED INDUSTRIAL CONDO

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.)

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PROPERTY DETAILS

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:	875 (Main Floor Office) 758 (Second Floor Office) <u>1,658 (</u> Warehouse) 3,291 SF Total Leasable Area

Loading Doors:	Grade 1 (14' x 16')
Clear Height:	22' clear in warehouse
Parking:	(3) dedicated parking stalls at the rear
Lease Rate Reduced:	\$20.00 PSF \$32.00 PSF
Lease Rate Reduced: Taxes:	\$20.00 PSF \$32.00 PSF \$6,123 per annum (2023)

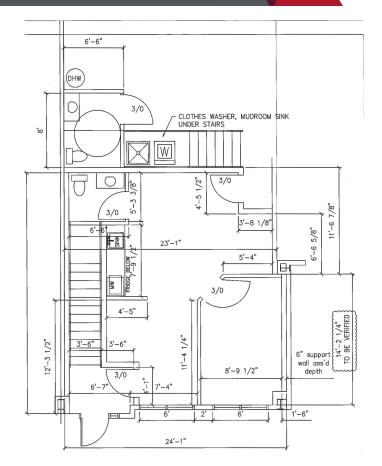
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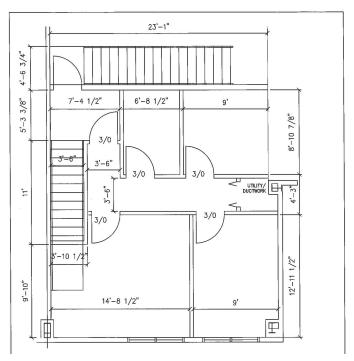


PROPERTY PHOTOS

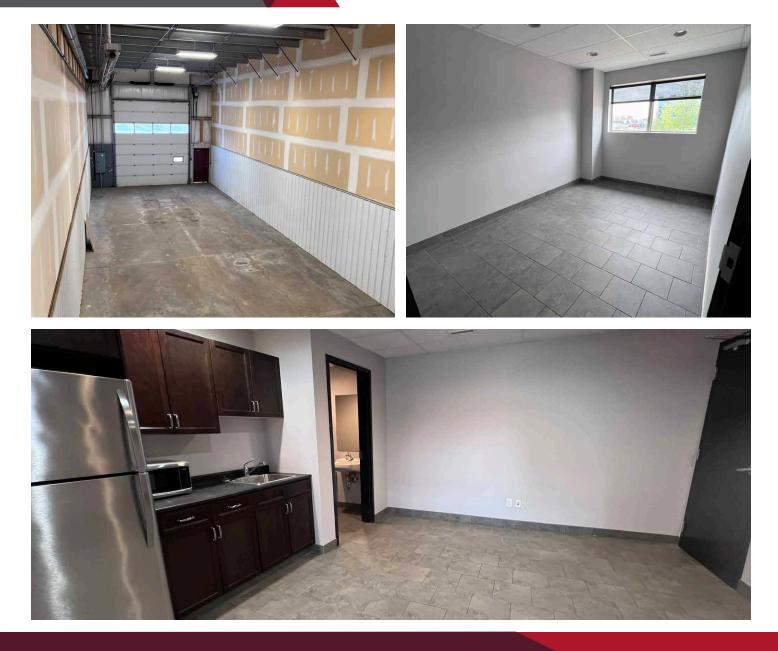


OFFICE FLOOR PLAN





INTERIOR PHOTOS





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