

MULTI-TENANT INDUSTRIAL PARK

77,576 SF ON 5.41 ACRES



PRICE REDUCTION

CAP RATE IMPROVEMENT

VENDOR TO HEADLEASE ALL VACANT SPACE FOR UP TO THREE YEARS

OPPORTUNITY TO SELL PROPERTIES SEPARATELY

230/230A 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



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 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

\$26,000,000

CAP RATE ON CURRENT INCOME

~~6.92%~~

7.45%

CAP RATE ON INCOME WITH VENDOR HEADLEASE

~~9.46%~~

10.19%

TAXES

\$156,112.70 (2024 Est.)



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