

MULTI-TENANT INDUSTRIAL COMPLEX INVESTMENT SALE

77,576 SF ON 5.41 ACRES



OVER 80% LEASED

THREE DISTINCT BAY DEPTHS

CREATIVE VENDOR WILL CONSIDER PLACING HEADLEASES ON VACANT UNITS



**TENANTS INCLUDE PUROLATOR (18,890 SF)
AR THOMSON (8,272 SF) & BGE FILTERS (6,941 SF)**

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

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MULTI-TENANT INDUSTRIAL COMPLEX

77,576 SF ON 5.41 ACRES

THE OPPORTUNITY

Prime investment opportunity. Multi-tenant warehouse complex presents an exceptional opportunity for investors. Diverse range of national and local tenants.

KEY FEATURES & HIGHLIGHTS

LOCATION

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

MULTIPLE BUILDING DEPTHS (85', 110' & 145')

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

FUTURE GROWTH

Ideal for investors seeking stability and income stream growth potential

STABILITY

72% of in-place income from investment grade national tenancies

PROPERTY PHOTOS

BUILDING A
230A MACKAY CRESCENT
19,426 SF - 64% Occupied
2 Tenants (1 Vacancy)
Grade Loading



BUILDING B
230 MACKAY CRESCENT
17,001 SF - 100% Occupied
4 Tenants
Grade Loading



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



PROPERTY DETAILS

ADDRESS

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

LEGAL DESCRIPTION

Plan 7921539/Block 30/Lot 2

TOTAL COMPLEX GLA

77,576 SF

SITE SIZE

5.41 Acres

NEIGHBOURHOOD

Mackenzie Industrial Park

ZONING

BI (Business Industrial)

YEAR BUILT

230A/230 - 1999

240 - 2015

FINANCIAL SUMMARY

CURRENTLY LEASED

81.8%

CURRENT NNN INCOME

\$2,172,629

ASKING PRICE

~~\$28,000,000~~

\$26,000,000

TRANSFERABLE DEBT

\$22M @ +/- 4.7% w/ 25 Yr Amort.
March 2030 Maturity

CAP RATE ON CURRENT INCOME

~~6.92%~~

8.36%

CAP RATE WITH VENDOR HEADLEASE ON TWO REMAINING VACANCIES

9.98%



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