NAI Commercial

RECEIVERSHIP SALE

Birchwood Autobody Facility

The Bowra Group

FREESTANDING OFFICE/WAREHOUSE

133 MACKENZIE STREET, FORT MCMURRAY, AB

PROPERTY HIGHLIGHTS

- Freestanding warehouse/office building totaling 8,648 sq.ft.± on 0.5 acres± in Mackenzie Industrial Park
- Highly functional layout suitable for a wide variety of potential users
  - Office area (approximately 800 sq.ft.±) consists of reception area, two private offices, and bathroom
  - Warehouse (approximately 7,848 sq.ft.±) consists of large open shop area, wash bay, hoist bay, and storage areas
- Bonus finished mezzanine space (approx. 1,260 sq.ft.±) consisting of open and private office areas, full kitchen, 4 piece bathroom with laundry area, and additional storage
- Property features include multiple grade loading doors throughout, air make-up unit, T5H0 lighting, heavy power, two paint booths, and asphalt paving throughout yard area
- Freestanding pylon sign on site
- Ideally located in Mackenzie Industrial Park on a fully serviced lot, with immediate access to Highway 63 and Highway 69
- Equipment/chattels are be included with Property, including drill press, door jack, rotary lift, pressure washers, welders, and miscellaneous autobody shop equipment and tools (inquire with Listing Agent for full equipment list)

Michael Parsons
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CO-LISTED WITH

Susan Lore
REALTOR®
The Lore Group
Coldwell Banker Fort McMurray

COLDWELL BANKER FORT MCMURRAY

The LORE Group

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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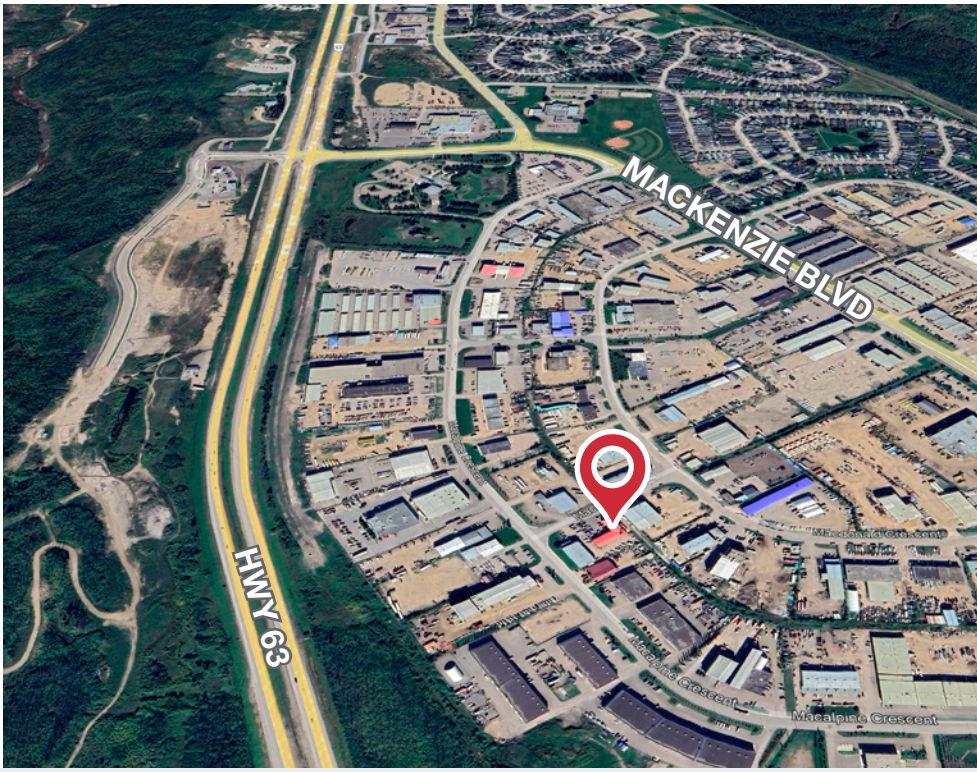
ADDITIONAL INFORMATION

BUILDING SIZE	8,648 sq.ft.± freestanding office/warehouse
LAND AREA	0.5 acres±
POWER	225 amps, 600 volts, 3 phase, 4 wire (TBV)
HVAC	Office area: Forced air and central air conditioning Warehouse: Overhead radiant tube heaters, air make-up unit, exhaust fans and ceiling fans
LIGHTING	T5H0
CONSTRUCTION	Pre-engineered steel structure
LOADING	14’ x 14’ (2) 12’ x 14’ (2) 12’ x 12’ (1) 10’ x 10’ (1) 8’ x 10’ (1)
YEAR BUILT	1978 with addition constructed in 2004

SALE INFORMATION

PROPERTY TAXES	$14,727 (2022 estimate)
POSSESSION	Negotiable
SALE PRICE	**$2,350,000 (includes all equipment/chattels, inquire with Listing Agent for full equipment list)**



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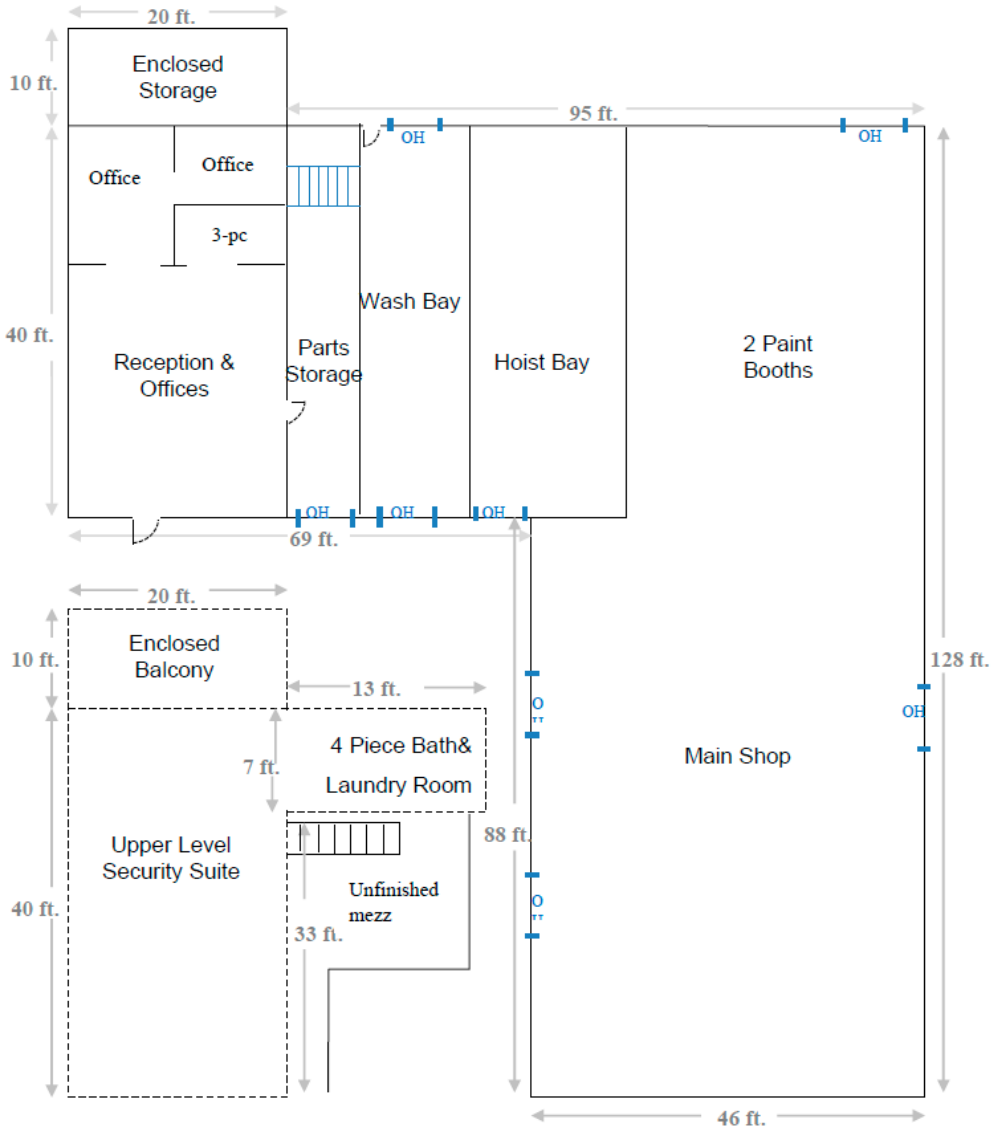

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