

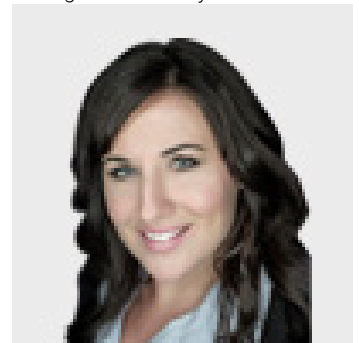


291 MacAlpine Crescent Fort McMurray Alberta

\$25

101-291 MacAlpine Crescent; located in Gregoire Business Industrial Park. This is a high visibility location with 3 Dock Loading doors fro Semi Truck loading & unloading plus Overhead door for Vehicle Access into the 4820 sqft warehouse bay. You also have paved Semi Truck turn around and access to this site. Inside you also have 2,701 sqft of admin/office which has 9 Offices, his/her washrooms, lobby reception area & storage plus 2177sqft of 2nd floor Mez space with 11th office & Pantry & access from main level for loading if needed onto the Mez space. You have Parking in front of space and at rear; also fenced in yard space that can be negotiated into a lease if required. Commission is firm at 2.5% of net lease to cooperating brokerages. Asking \$25/sqft base rent and Opt costs at \$7/sqft (id:6769)

Listing Presented By:



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