

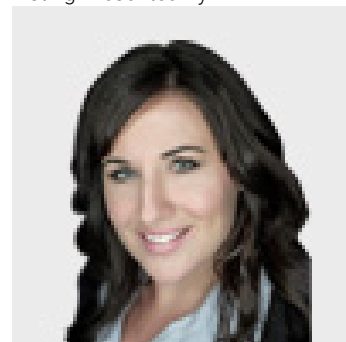


## 340 MacLennan Crescent Fort McMurray Alberta

\$25

FOR SALE OR LEASE- 340 MacLennan Crescent! Zoned BI, Sitting on a 1.06 Acres in the heart of the Gregoire Industrial park but nicely located across from the Green space adding nice views to this Industrial/Office/Warehouse location. Offering 14,835 sqft of space, 400 Amp Three Phase power, Asphalt paved parking lot, paver stone walkways & concrete curb stops; and all fenced and ready for possession right now. This industrial office style building that was originally developed as a single story office/ bay development in 1998, with a subsequent addition of a three level office tower was added in 2006. The original portion of the complex was developed on slab and includes a reception area, an open conference room with wet bar, a boardroom, four private offices, a visitor's office with two piece washroom, a kitchenette, two two-piece washrooms, and a security room. Special features include vaulted ceilings, a two way fireplace in the reception area, and a fireplace in the boardroom. The rear of this section includes two open workshop/ bays, an equipment room, and a mechanical room, along with a third demised bay. The 2006 addition has a basement area that comprises a workshop/ bay area, two three-piece washrooms with showers, three offices, open office area, a storage room, a furnace room, and a concrete/explosive style storage room. The second level consists of 9 offices, a kitchen, and two two-piece washrooms, while the third level includes 7 offices, a boardroom, open office area with kitchenette, and 2 two-piece washrooms. Call for more additional details. See the iguide tour for your personal online digital tour of the space. ASKING 25SQFT absolute NET lease; term is flexible (id:6769)

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