

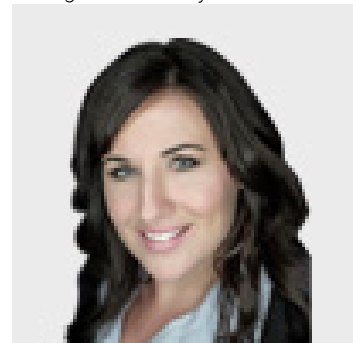


## 380 Taiganova Crescent Fort McMurray Alberta

\$799,000

3323 SF IMPROVED WAREHOUSE BAY ZONED BI. Conveniently located on the South side of Fort McMurray in Taiga Nova Eco-Industrial Park. 875 SF main floor office includes reception, 2 offices, and 2 washrooms. 790 SF mezzanine with boardroom, two offices, kitchen area, bathroom and server room. 1658 SF shop includes a 14'x16' overhead door with grade loading, floor drain, metal racking, man door, clear ceiling heights of 22' and negotiable forklift. Three dedicated parking stalls at the rear of the building and one dedicated stall at the front of the building. Excellent exposure and conveniently located a few minutes north of Timberlea along the east side of HWY 63 North and just minutes from the downtown core. Taiga Nova is a 131-acre Industrial Park that provides a convenient location in which businesses cooperate with each other and with the local community to reduce waste and pollution, efficiently sharing resources to help achieve sustainable development, with the intention of increasing economic gains and improving environmental quality. The Business Park features a Best Western Sawridge Suite hotel with 151 studio suites for convenient access to the Northern sites and businesses. This innovative industrial park has 28 fully serviced business-industrial and highway-commercial sites. AVAILABLE FOR QUICK POSSESSION. Hurry & take advantage of this opportunity!!! (id:6769)

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