



THE
A-TEAM

**RE/MAX
FIRST**

9304 MCCORMICK Drive, Fort McMurray T9H 3H1

MLS® #: **A2155601** Area: **Waterways** Listing Date: **08/08/24** List Price: **\$799,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **65,340 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

104
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

| Room | Level | Dimensions | Room Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple** Zoning: **DC**
 Legal Desc: **1347TR**

Remarks

Pub Rmks: **Located in the heart of Water Ways and adjacent to a massive city park is a perfect opportunity whether you need a commercial space or if you wanted a massive Residential lot. The zoning on this lot is DC (Direct Control District). Formerly this lot was a mobile home park that has service connections for 18 different lots. Call now for more information.**

Inclusions: **N/A**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800