



THE
A-TEAM

**RE/MAX
FIRST**

175 MACALPINE Crescent, Fort McMurray T9H4P1

MLS®#: **A2179606** Area: **Gregoire Commercial Park** Listing Date: **11/15/24** List Price: **\$9,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Industrial Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **47,916 sqft**
 Lot Shape:

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

DOM

36
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access: **Other, Shared Access**
 Lot Feat: **Cleared, Level, Rectangular Lot, See Remarks**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **None**
 Ext Feat:

Construction:
 Flooring:
 Water Source:
None
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities: **Electricity at Lot Line, See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:
Legal Desc: **1224389** **BI**

Remarks

Pub Rmks: **175 MacAlpine Cres- Prime Industrial Land for Lease - Looking for the ideal location This 1.1-acre cleared industrial lot offers an unbeatable combination of space, accessibility, and is perfect for a variety of industrial or commercial operations. Some Key Features: Cleared and Ready: Fully prepped and ready for immediate use. Power Access: Equipped with an on-site electrical pole providing access to 120/240 power lines, ideal for a range of operational needs. Flexible Expansion: Option to negotiate up to approximately 3 acres, offering scalability for your business or storage needs. Accessibility: Potential to open an additional access point, enhancing traffic flow and entry convenience. This lot provides the flexibility and resources required for light industrial, storage, distribution, or other business ventures. Convenient power infrastructure and customizable space make it the perfect choice for your next project. Offering Competitive rates. Contact us to discuss your specific needs and explore the potential for expansion. Contact Today! Don't miss out on this versatile industrial land. Call to schedule a viewing and secure the ideal location for your business.**

Inclusions: **Vacant land with 120&240 power line to lot. option to negotiate larger parcel of land**
Property Listed By: **COLDWELL BANKER UNITED**

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



