

\$9,000 - 175 Macalpine Crescent, Fort McMurray

MLS® #A2179606

\$9,000

0 Bedroom, 0.00 Bathroom,
Land on 1.10 Acres

Gregoire Commercial Park, Fort McMurray,
Alberta

175 MacAlpine Cres- Prime Industrial Land for
Lease â€”

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!

Donâ€™t miss out on this versatile industrial



land. Call to schedule a viewing and secure the ideal location for your business.

Essential Information

MLS® #	A2179606
Price	\$9,000
Bathrooms	0.00
Acres	1.10
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	175 Macalpine Crescent
Subdivision	Gregoire Commercial Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4P1

Amenities

Utilities	Electricity at Lot Line, See Remarks
-----------	--------------------------------------

Exterior

Lot Description	Rectangular Lot, See Remarks, Cleared, Level
-----------------	--

Additional Information

Date Listed	November 15th, 2024
Days on Market	167
Zoning	BI

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.