

COURT ORDERED SALE

NAI Commercial

FORT MCMURRAY INDUSTRIAL LOT
L. ROBERTS INDUSTRIAL PARK



120 FALCONER CRESCENT | FORT MCMURRAY, AB | INDUSTRIAL LOT

PROPERTY HIGHLIGHTS

- 1.47-acre Industrial Development Lot
- Located in the heart of Fort McMurray's industrial transportation node
- Rough graded, and ready for immediate development
- Adjacent to the Fort McMurray Airport and near the Lynton Rail Facility
- Lot Dimensions: 373 ft. x 172 ft.
- Services include fibre-optic, natural gas, water, and sewer (2022)

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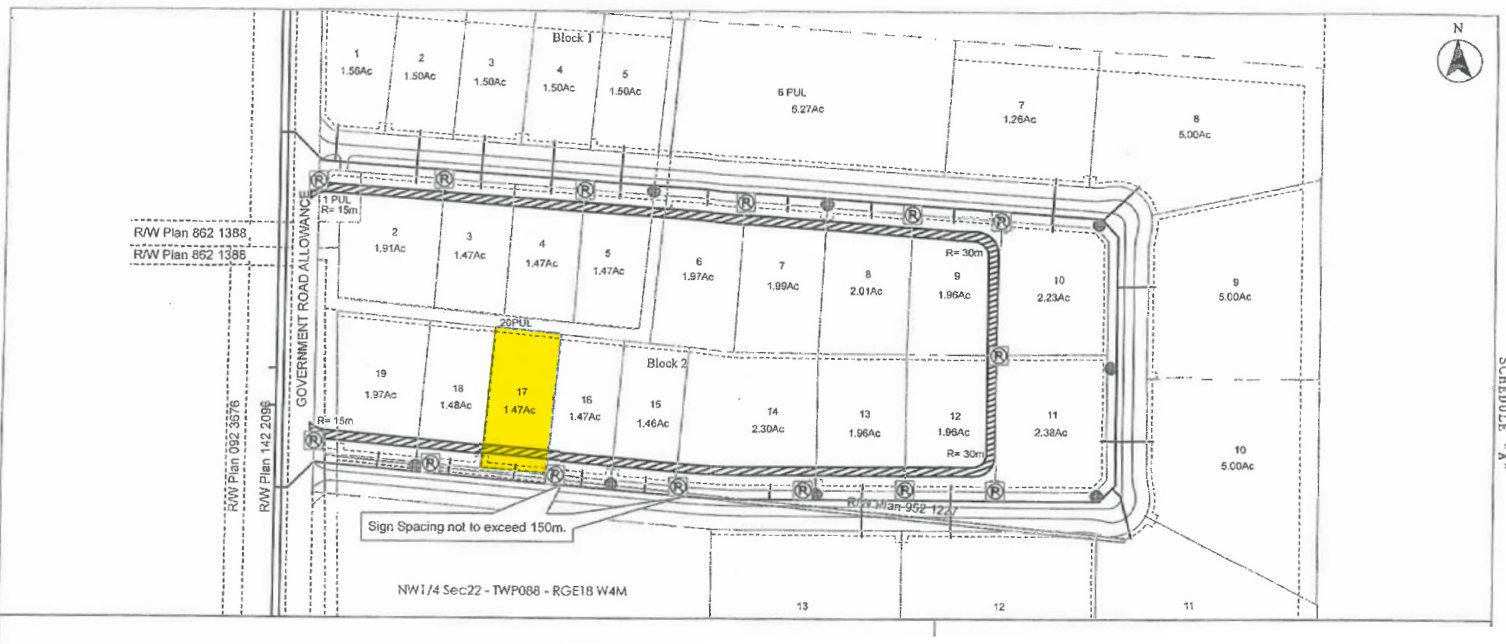
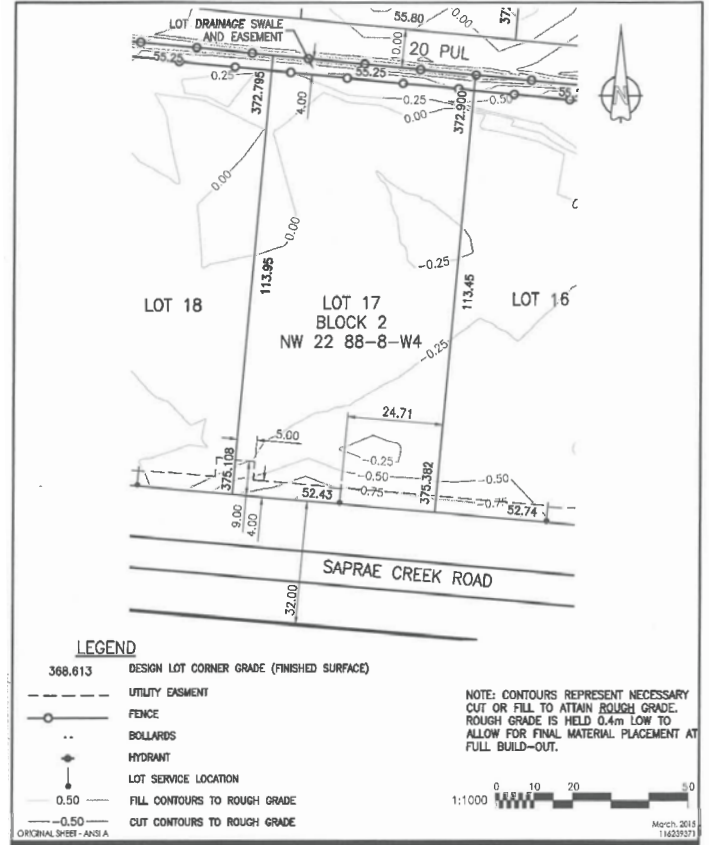
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 1520043, Block 2, Lot 17
SIZE	1.47 acres
ZONING	Business Industrial (BI)
AVAILABLE	Immediately
SALE PRICE	\$855,000
PROPERTY TAXES	\$6,940.55 (2024 estimate)



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