

# FURTHER REDUCED!

## NOW \$1,645,000

RECEIVERSHIP SALE

Birchwood  
Autobody Facility

**B** The Bowra Group



**FREESTANDING  
OFFICE/WAREHOUSE**

**133 MACKENZIE STREET, FORT MCMURRAY, AB**

### PROPERTY HIGHLIGHTS



Freestanding warehouse/office building totaling 8,648 sq.ft.± on 0.5 acres± in Mackenzie Industrial Park



Highly functional layout suitable for a wide variety of potential users

- Office area (approximately 800 sq.ft.±) consists of reception area, two private offices, and bathroom
- Warehouse (approximately 7,848 sq.ft.±) consists of large open shop area, wash bay, hoist bay, and storage areas



Bonus finished mezzanine space (approx. 1,260 sq.ft.±) consisting of open and private office areas, full kitchen, 4 piece bathroom with laundry area, and additional storage



Property features include multiple grade loading doors throughout, air make-up unit, T5H0 lighting, heavy power, two paint booths, and asphalt paving throughout yard area



Freestanding pylon sign on site



Ideally located in Mackenzie Industrial Park on a fully serviced lot, with immediate access to Highway 63 and Highway 69



Equipment/chattels are included with Property, including drill press, door jack, rotary lift, pressure washers, welders, and miscellaneous autobody shop equipment and tools (inquire with Listing Agent for full equipment list)

**Michael Parsons**

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**Vince Caputo** MBA, SIOR, Partner

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CO-LISTED WITH

**Susan Lore**

REALTOR®  
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Coldwell Banker Fort McMurray



**NAI Commercial**

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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# 133 MACKENZIE STREET FORT MCMURRAY, ALBERTA

RECEIVERSHIP SALE  
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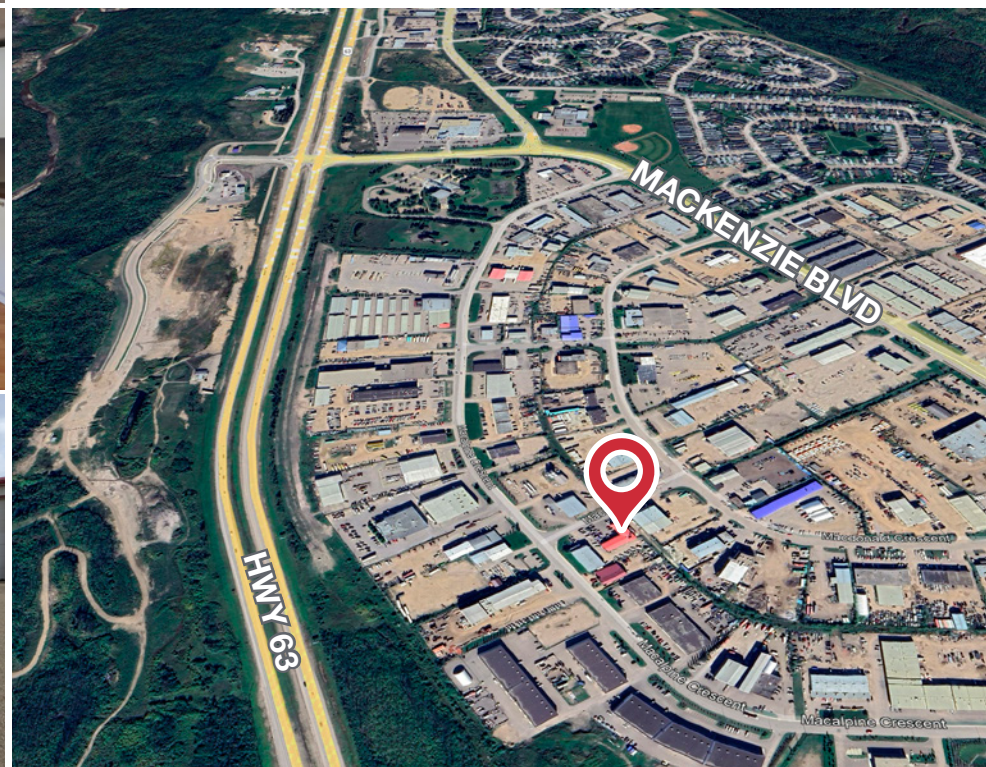
## ADDITIONAL INFORMATION

BUILDING SIZE	8,648 sq.ft.± freestanding office/warehouse
LAND AREA	0.5 acres±
POWER	225 amps, 600 volts, 3 phase, 4 wire (TBV)
HVAC	Office area: Forced air and central air conditioning Warehouse: Overhead radiant tube heaters, air make-up unit, exhaust fans and ceiling fans
LIGHTING	T5H0
CONSTRUCTION	Pre-engineered steel structure
LOADING	14' x 14' (2) 12' x 14' (2) 12' x 12' (1) 10' x 10' (1) 8' x 10' (1)
YEAR BUILT	1978 with addition constructed in 2004



## SALE INFORMATION

PROPERTY TAXES	\$14,727 (2022 estimate)
POSSESSION	Negotiable
SALE PRICE	<del>\$2,350,000</del> <del>\$1,840,000</del> <b>FURTHER REDUCED TO \$1,645,000</b> (includes all equipment/chattels, inquire with Listing Agent for full equipment list)



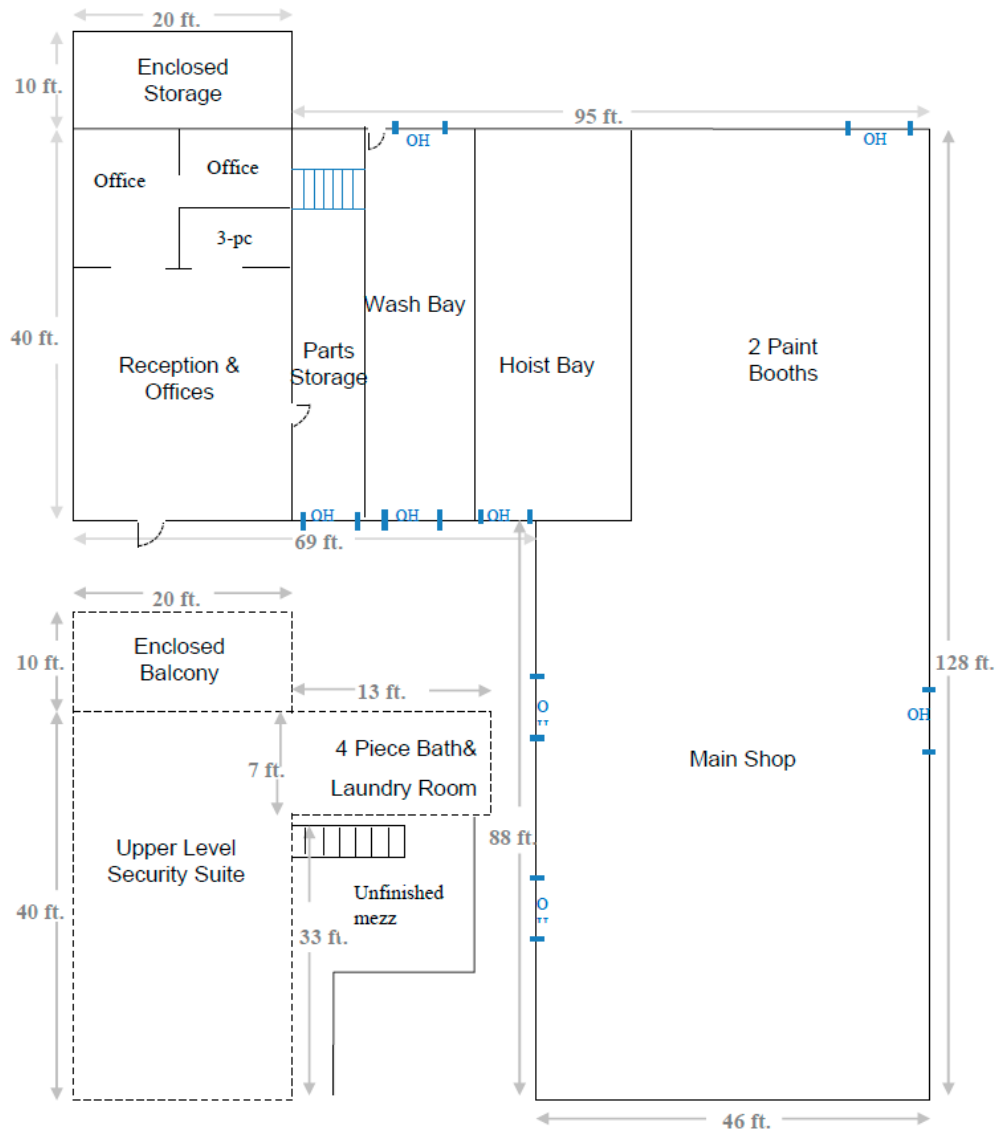
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FORT MCMURRAY, ALBERTA

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FOR ILLUSTRATIVE PURPOSES ONLY • NOT TO SCALE • MAY NOT BE EXACT



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