

**AVISON
YOUNG**

For Sale
Industrial Investment Opportunity

175 MacDonald Crescent
Fort McMurray, AB



**Get more
information**

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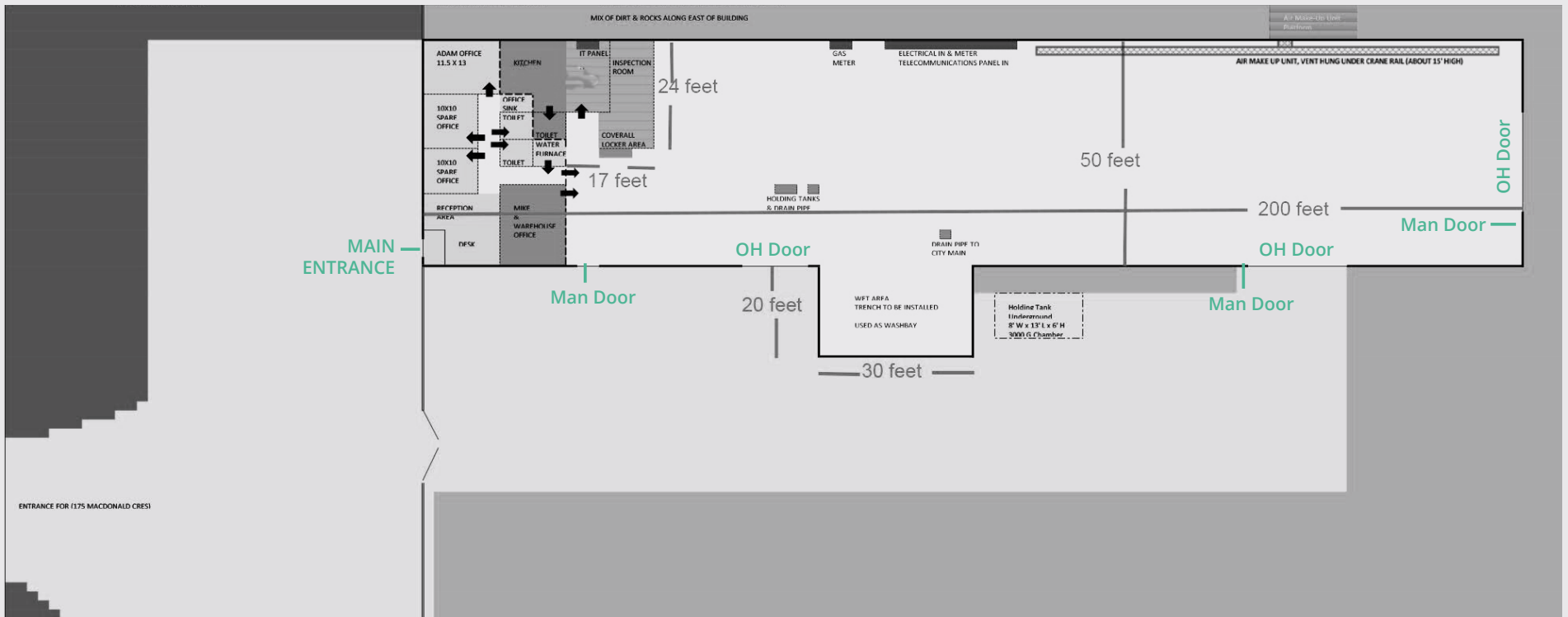
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Building Plan



Site Specifications

Address: 175 MacDonald Crescent, Fort McMurray, Alberta

Legal Address: Plan 7620533; Block 20; Lot 1

Zoning: BI - Business Industrial

Site Size: 1.5 Acres

Building Size: 11,051 SF

Year Built: 1982 (Renovated 2019, 2025)

Ceiling Height: 22'

Cranes: Two five ton cranes

Make Up Air: Yes

Power: Upgraded 600 amp/600 volt

Loading: Three grade doors

Yard Improvements: Secure graveled yard

Asking Price: \$4,420,000 (9% yield)

Detailed offering package available upon execution of confidentiality agreement.

Offering highlights include:

- Leased to 2033 with escalating rents
- Tenant: PTW Canada Ltd.
- Functional shop space with low site coverage.
- Continuous program of building upgrades – power, lighting, equipment wash area with isolated containment, etc.



For Sale

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Fort McMurray

Market Opportunity

ALBERTA ADVANTAGE: From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

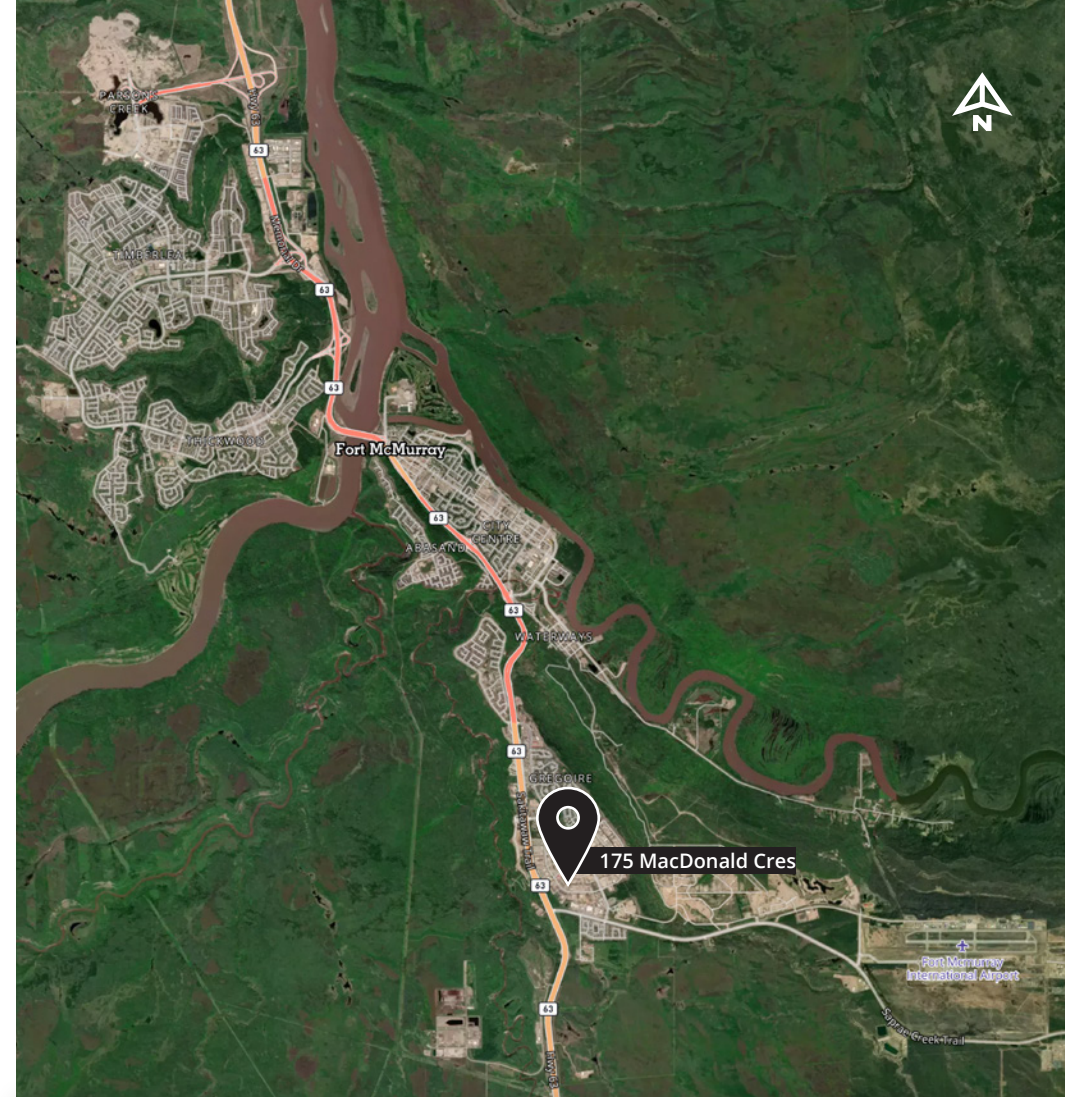
INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

URBAN MARKET OPPORTUNITIES: The population is growing. Saline Creek and Parsons creek can accommodate a combined 40,000 new residents. There is no shortage of space for families and innovators to come and find their success.

The following is a list of opportunities in leading industries in Fort McMurray Wood Buffalo:

- National/Regional Retail Anchors
- High Density Mixed Use Projects
- Community Commercial/Services
- Branded Outlet Mall
- Urban Entertainment Centre
- Technology Based Commercial
- Health Services/Commercial
- National/Specialty Restaurants
- Hospitality/Conference Centre
- Leisure/Resort Destinations
- Highway Services/Travel Centre
- Auto Mall
- Logistics/Distribution
- Cultural Showcase

<https://www.fmwb.ca/business-invest/market-opportunity>



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



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