

Industrial Land



FALCONER CRESCENT

RANGE ROAD 63 (A FRAME ROAD)

FOR SALE or LEASE

100 FALCONER CRESCENT, FORT McMURRAY, AB

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS

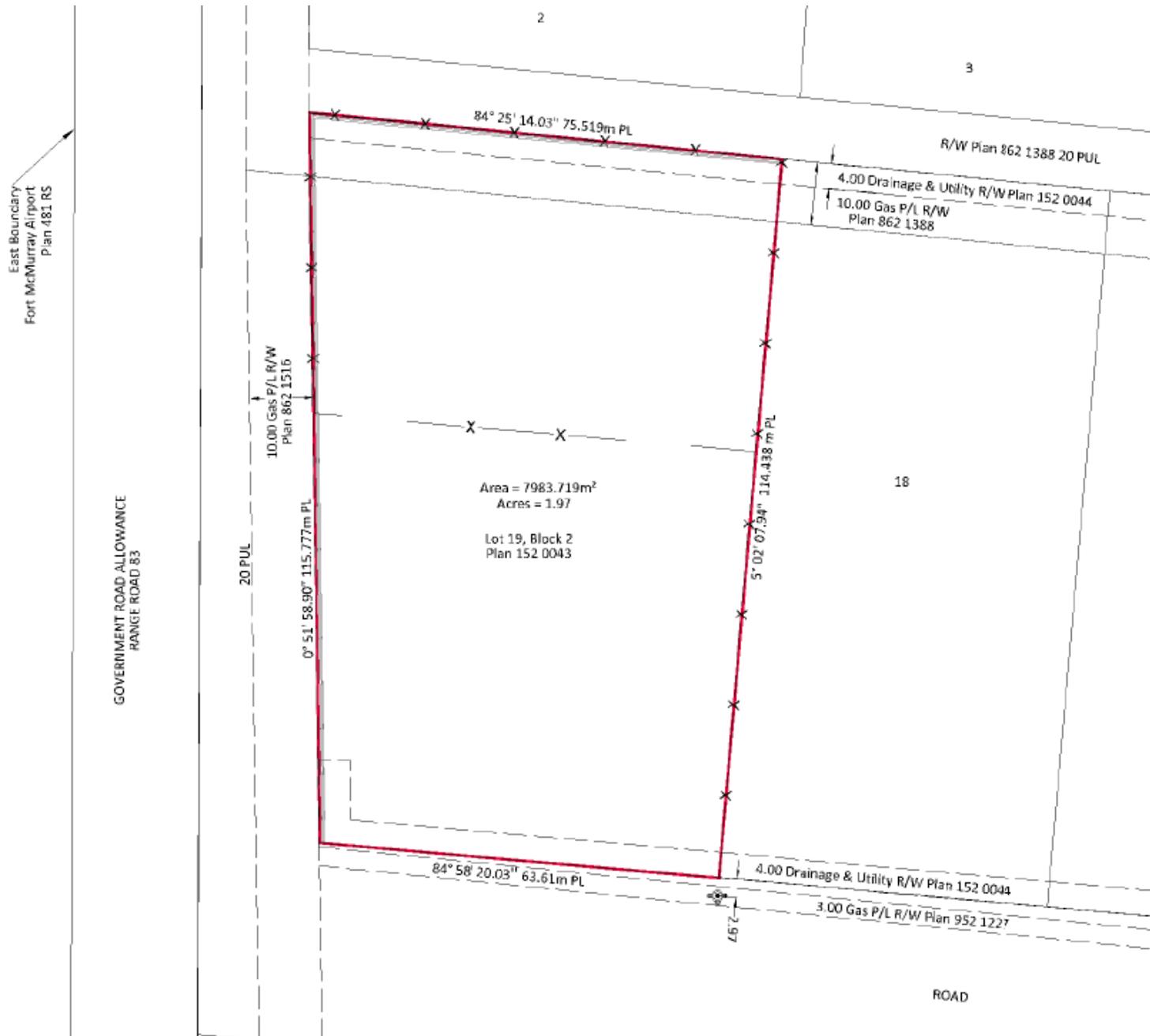
- 1.97 Acre partially gravelled and fenced yard
- Located in Saprae Creek Industrial Park
- Easily accessible via Highway 69
- Within close proximity of MacKenzie Industrial Park, major transportation routes, and the CN intermodal yard
- Located adjacent of the Fort McMurray International Airport
- Business Industrial zoning
- Fully serviced
- Ready for development

PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 1520043; Block 2; Lot 19
INDUSTRIAL AREA	Saprae Creek Industrial Park
SIZE	1.97 Acres
ZONING	Business Industrial
SERVICES	Full municipal services
TAXES	\$14,735.65 (2024)
LEASE RATE	Market
ASKING PRICE	Market



SITE PLAN





CONTACT

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