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## 113 THICKWOOD BOULEVARD FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Fort McMurray, Alberta



**Listing ID:**  
24895


**MLS ID:**  
A2122326

**\$3,500,000**



 **MICHELLE PLACH**  
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 Honestdoor Inc.  
 780-970-3269

 113 Thickwood Boulevard , Fort McMurray , Alberta T9H3S5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 141	<b>Zoning</b> C3 Shopping Centre Commer
<b>Subdivision</b> Thickwood	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2002
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 21,891.17	<b>Building Area (Sq. Ft.)</b> 11169.00	<b>Building Area (Sq. M.)</b> 1037.63
<b>Inclusions</b> call seller directly	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

Opportunity to purchase a, free-standing building in the Thickwood Heights community. The subject property is fully leased to Alberta Health Services. AHS is Canada's first and largest provincewide integrated health system delivering health services to over 4.4 million people through more than 113,000 employees and 900 facilities. Fort McMurray, within the Regional Municipality of Wood Buffalo in Alberta, is located 435km northeast of Edmonton along Highway 63. Located in the middle of the Athabasca oil sands, Fort McMurray's major economic base is oil sands mining and petroleum production. The subject property is centrally located along Thickwood Boulevard, with great visibility, surface parking and multiple access and egress points. It is in proximity to Thickwood Heights Shopping Plaza, and Woodlands Centre, along with other QSR restaurants and a number of schools

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