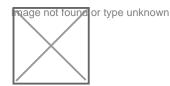


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

6 183073 RR 150 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Newell, County Of, Alberta

Listing ID:

26849

MLS ID:

A2178249

\$8



△ JESSE VANSLYKE

(403) 376-0599

□ CIR REALTY

403-501-7653

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6 183073 RR 150 , Rural Newell, County Of , Alberta T1R 0C1

Title **Transaction Type Days On Market**

For Lease Fee Simple 234

Lease Amount Lease Frequency Lease Term 8.00 Annually Negotiable

Subdivision **Nearest Town** Zoning

I-GEN NONE **Brooks**

Year Built Structure Type **Property Type** 2005 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 031 2492 11200.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

1040.51 219542 5.04

Footprint (Sq. Ft.) **Construction Type** Roof

11200 Concrete, Metal Frame, Metal Siding Metal

Foundation Cooling Heating

Slab Central Air Forced Air, Natural Gas, Radiant

Access, Gravel Road, Public

Commercial Amenities

Boardroom, Compacted

Yard, Compressed Air

Access to Property Lot Features Lines, Cranes, Exhaust Fan(s), Floor Accessible to Major Traffic Route, Direct

Yard Drainage, Sloped Down Drain(s)/Grease Trap(s),Laundry

Facility, Lunchroom, Mezzanine, Parking-

Extra, Shower, Storage, Yard Drainage, Yard Lights

Inclusions Restrictions Reports

Landlord Approval Title Hotsy pressure washer, Air compressor

Prime Commercial Property with Extensive Shop Space and Offices. Discover a versatile commercial property that checks all the boxes for your business needs! Spanning an impressive 11,200 sq ft footprint, this expansive facility is set on a fully gravelled and fenced 5.04-acre yard, providing ample space for equipment, vehicles, and operations. The shop area boasts a 10 ton crane and four 20x20 overhead doors with drive-thru bays, perfect for large vehicle access, along with a dedicated workshop space and shop washroom. In addition, there is a convenient wash bay equipped with two 20x20 overhead doors, making it ideal for vehicle and equipment maintenance. The shop also has upgraded lighting to LED lights, substantially saving on the utility costs. Step inside to find a thoughtfully designed main floor with four spacious offices and two washrooms, ensuring comfort and convenience for your team. The upper level features three more offices, a boardroom, and a lunchroom, perfect for meetings and staff breaks. Need more storage? The mezzanine area provides extra space, complete with a forklift door for easy loading and unloading. This property offers incredible versatility, functionality, and space—perfect for businesses looking to expand or optimize their operations. This lease \$8.00 plus triple net expenses. Don't miss the opportunity to secure a premier commercial facility in a strategic location.

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