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6 183073 RR 150 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Newell, County Of, Alberta

Listing ID:



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MLS ID:

A2178249

\$8



 **JESSE VANSLYKE**
 (403) 376-0599

 **CIR REALTY**
 403-501-7653

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

Transaction Type For Lease	Title Fee Simple	Days On Market 234
Lease Amount 8.00	Lease Frequency Annually	Lease Term Negotiable
Zoning I-GEN	Subdivision NONE	Nearest Town Brooks
Year Built 2005	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 031 2492	Building Area (Sq. Ft.) 11200.00
Building Area (Sq. M.) 1040.51	Lot Size (Sq. Ft.) 219542	Lot Size (Acres) 5.04
Footprint (Sq. Ft.) 11200	Construction Type Concrete,Metal Frame,Metal Siding	Roof Metal
Foundation Slab	Cooling Central Air	Heating Forced Air,Natural Gas,Radiant
Lot Features Yard Drainage,Sloped Down	Commercial Amenities Boardroom,Compacted Yard,Compressed Air Lines,Cranes,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Laundry Facility,Lunchroom,Mezzanine,Parking- Extra,Shower,Storage,Yard Drainage,Yard Lights	Access to Property Accessible to Major Traffic Route,Direct Access,Gravel Road,Public
Inclusions Hotsy pressure washer, Air compressor	Restrictions Landlord Approval	Reports Title

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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