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BAY 2, 560 PREMIER ROAD FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Drumheller, Alberta



Listing ID:
27608


MLS ID:
A2053665

\$11



 **BOB SHEDDY**
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 Century 21 Masters
 403-948-2121

 Bay 2, 560 Premier Road , Drumheller , Alberta T0J 0Y6

Transaction Type For Lease	Days On Market 752	Lease Amount 11.00
Lease Frequency Annually	Subdivision Hygrade Industrial	Year Built 2006
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 1300.00	Building Area (Sq. M.) 120.77	Inclusions None
Restrictions None Known	Reports Other Documents	

FOR LEASE: Only 1 bay left BAY 2 - 1300 sq ft (or 2600 sq ft available Spring 2025). Outfitted with all of the `extras`. This bay has electric overhead doors, office area, nice washroom, vinyl tile flooring, blinds, Forced Air Heating and Air Conditioning in the Offices, plus Radiant Heating in the Shop Area. There are hookups for Washing Machine and Dryer, Pressure Washer, High Speed Internet, etc. Located across from Adam's Saw and Sales in the Hygrade Land Size: Shared use of approx 1 acres. Sizes: Approx. 1300+/- sq. ft. Lease Term: 5 year Lease Price: \$11 per sq. ft. NNN Utilities: each bay individually metered ***** Bay Doors: 14 ft wide x 18 ft high *****Land Size : 1 - 3 acres (288.97 x 133.67) ***** Zoning: ED ***** Rent 1300 x \$11 per sq ft ***** Property Taxes (2024): \$197.40 per month *****Property Insurance \$64.56 ***** Average Gas \$135.56 *****Average Power \$222.55 ***** Average Water \$15.00 (proportionate share).

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