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34, 61027 672 TOWNSHIP FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Sexsmith, Alberta



Listing ID:
29323


MLS ID:
A2190956

\$18



 **JORDAN MENZIES**
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 RE/MAX Grande Prairie
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 34, 61027 672 Township , Sexsmith , Alberta T0H 3C0

Transaction Type For Lease	Days On Market 204	Lease Amount 18.00
Lease Frequency Monthly	Sub Lease 1	Zoning RM-2
Subdivision NONE	Year Built 2010	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 12218.00
Building Area (Sq. M.) 1135.08	Lot Size (Sq. Ft.) 223027	Lot Size (Acres) 5.12
Roof Metal	Inclusions N/A	Restrictions None Known
Reports None		

12,218sq.ft. INDUSTRIAL FACILITY LOCATED ON 5.12 ACRES. This property is currently available for occupancy in late May 2025 with a sublease term running until July 2027. Very competitive lease rate and manageable net costs of \$4.30/sq.ft. This corner lot offers two approaches, fully fenced and graveled yard with upgraded geotechnical work completed to offer a very stable yard in all weather conditions, perfect for companies with heavier equipment. The interior of the property is in above average condition offering 4-5 offices, reception area, two bathrooms, shop lunch area, 4 full 100' bays including newly added wash-bay(3 of which are drive thru's) with 18' O.H.D.'S plus an additional 50' parts/storage bay. The 60'x80' cold storage building is also included. A property offering all these features at a fair cost is hard to find in today's market. The current tenant will be removing the silo/bulk plant equipment this spring. Options to extend the lease beyond July 2027 are available. Contact a commercial Broker today for additional information and to arrange a tour of the property.

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