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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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 780-538-4747

 34, 61027 672 Township , Sexsmith , Alberta T0H 3C0

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| <b>Transaction Type</b><br>For Lease     | <b>Days On Market</b><br>139           | <b>Lease Amount</b><br>18.00               |
| <b>Lease Frequency</b><br>Monthly        | <b>Sub Lease</b><br>1                  | <b>Zoning</b><br>RM-2                      |
| <b>Subdivision</b><br>NONE               | <b>Year Built</b><br>2010              | <b>Structure Type</b><br>Industrial        |
| <b>Property Type</b><br>Commercial       | <b>Property Sub Type</b><br>Industrial | <b>Building Area (Sq. Ft.)</b><br>12218.00 |
| <b>Building Area (Sq. M.)</b><br>1135.08 | <b>Lot Size (Sq. Ft.)</b><br>223027    | <b>Lot Size (Acres)</b><br>5.12            |
| <b>Roof</b><br>Metal                     | <b>Inclusions</b><br>N/A               | <b>Restrictions</b><br>None Known          |
| <b>Reports</b><br>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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