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## 6-255077 RANGE ROAD 255 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Strathmore, Alberta

**Listing ID:**  
29566

**MLS ID:**  
A2196910

**\$6,000**



**SIMON D. HUNT**  
 (403) 850-5502

RE/MAX House of Real Estate  
 403-287-3880

6-255077 Range Road 255 , Strathmore , Alberta T1P 0W3

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	318	6000.00
<b>Lease Frequency</b>	<b>Lease Term</b>	<b>Lease Term Remaining</b>
Monthly	Other	48
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
NONE	Free-Standing, Manufacturing, See Remarks	2012
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
0815754	4504.00	418.43
<b>Construction Type</b>	<b>Roof</b>	<b>Heating</b>
Concrete, Metal Siding	Metal	Overhead Heater(s), Natural Gas
<b>Inclusions</b>		
Air compressor w/Air-lines (hooked up to 6x hose reels with air hose), Large Fording Pedestal Grinder, Compartment door for rolling steel into saw, 2 Exhaust Fans, First Aid Kit, Lockers, wall crane 1 ton, 5 ton OVERHEAD shop canopy crane with pendulum (80 ft of Crane way), Rollerbed outside w/steel rack, modern 3 phase drill press, wall rack for steel (inside by cold saw), Stick machine Ideal ARC 300 & small 1/2 ton crane, 3-phase converter, Tool room with one wall cabinet, one Bolt Storage bin and shelves		
<b>Lot Features</b>	<b>Commercial Amenities</b>	
Level, Private	Cranes, Parking-Extra	
<b>Restrictions</b>	<b>Reports</b>	
Utility Right Of Way	Aerial Photos, Floor Plans, Title	

This 4,504 Sq Ft INDUSTRIAL SHOP only, (not the house or land) in Wheatland County is a well-equipped and functional workspace, ideal for manufacturing, fabrication, and mechanical operations!! The expansive 78'2" x 48'2" shop area boasts a 19'9" ceiling height, and features 3 large overhead doors, with two measuring 20'0" x 17'11" and one at 16'0" x 13'11", providing excellent accessibility for equipment and vehicles. The layout is designed for efficiency, including a dedicated office space measuring 10'8" x 7'11", a lunchroom measuring 12'2" x 10'3", a 2-piece bathroom, and a tool room, ensuring a well-organized work environment. The shop is equipped with essential industrial infrastructure, including an air compressor with air lines, a large pedestal grinder, a 5-ton overhead crane with 80 feet of crane-way, a compartment door, two exhaust fans, a first aid kit, and lockers. See goods included for the extensive equipment list. A 200-amp shop service and very well lit with T-5 lighting. The property also includes seven parking stalls in the back, with more parking in the yard, offering ample space for employees and visitors. The lease is set at \$6000 per month, plus electrical and natural gas (op costs around \$2000/month), making it a cost-effective option for businesses looking for a well-equipped industrial space. A minimum four-year lease is required, with terms including first and last month's rent plus a damage deposit. The zoning is CR, Commercial Residential. Snow removal is not included, and the plasma cutter, lathe, iron worker, refrigerator and more are excluded from the lease (see exclusions for the full list). This industrial space provides excellent functionality, ample workspace, and key equipment for various operations, all in a convenient location with easy access to major transportation routes. Book your showing TODAY!!

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