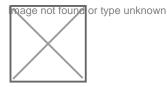


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4212 40 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationValleyview, Alberta

Listing ID: 31178

MLS ID: A2235820

\$12



△ TIM BLAKE

2 (780) 897-8847

RE/MAX Grande Prairie

2 780-538-4747

4212 40 Avenue , Valleyview , Alberta T0H3N0

Transaction Type

For Lease

Zoning

IG

Subdivision

NONE

Year Built

2009

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

Building Area (Sq. Ft.)

0720690

7300.00

Building Area (Sq. M.)

678.19

Lot Size (Sq. Ft.)

Lot Size (Acres) 1.63

Construction Type

Wood Frame

Roof Metal

71002

Electric

200 Amp Service, Single Phase

Cooling

None

Heating

Combination, In Floor, Forced Air, Natural

Gas

Inclusions

Pressure washer, Compressor,

Powered Seacans

Restrictions None Known

Reports None

7 bay shop on a fully fenced 1.63 acre yard for a fraction of replacement cost! All bays are 50' deep and have 14' x 16' powered overhead doors. There are sumps in all bays and also has a dedicated wash bay complete with a high end pressure washer. There is a large compressor with lines run in shop. Shop has a combination of in-floor heat and forced air, 200 amp service and multiple welding plugs as well as its own bathroom. There are also 2 seacans in yard with power. The yard fence has plenty of power outlets along it . Office features nice reception, storage, 2 private offices, board / lunchroom and it's own office bathroom. Building has town water and sewer. Base rent is \$7300/month and Additional Rent is currently estimated at \$2295.83 for a total of \$9595.83/month plus GST. Also for sale or rent to own MLS #A2235825

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