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## 4212 40 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Valleyview, Alberta



**Listing ID:**  
31178

**MLS ID:**  
A2235820

**\$12**



 **TIM BLAKE**  
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 4212 40 Avenue , Valleyview , Alberta T0H3N0

<b>Transaction Type</b> For Lease	<b>Zoning</b> IG	<b>Subdivision</b> NONE
<b>Year Built</b> 2009	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0720690	<b>Building Area (Sq. Ft.)</b> 7300.00
<b>Building Area (Sq. M.)</b> 678.19	<b>Lot Size (Sq. Ft.)</b> 71002	<b>Lot Size (Acres)</b> 1.63
<b>Construction Type</b> Wood Frame	<b>Roof</b> Metal	<b>Electric</b> 200 Amp Service,Single Phase
<b>Cooling</b> None	<b>Heating</b> Combination,In Floor,Forced Air,Natural Gas	<b>Inclusions</b> Pressure washer , Compressor, Powered Seacans
<b>Restrictions</b> None Known	<b>Reports</b> 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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