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30, 35441 RANGE ROAD 21 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Rural Red Deer County, Alberta



Listing ID:
31352

MLS ID:
A2240132

\$5



 **CHAD JENSEN**
 (403) 318-0510

 Royal LePage Network Realty Corp.
 403-346-8900

 30, 35441 Range Road 21 , Rural Red Deer County , Alberta T4G 0M8

Transaction Type For Lease	Days On Market 3	Lease Amount 5.00
Lease Frequency Monthly	Zoning AG	Subdivision NONE
Nearest Town Innisfail	Building Type See Remarks	Year Built 2010
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 16800.00	Building Area (Sq. M.) 1560.76	Heating Forced Air,Natural Gas,Radiant
Access to Property Direct Access,Gravel Road,Paved Road	Inclusions N/A	Restrictions Landlord Approval
Reports None		

Available for lease: 16,800 sq. ft. of versatile commercial warehouse space 13 minutes West of Innisfail. Located in a newer (2010) concrete building featuring 20' ceilings and a durable concrete floor. The layout includes one office with a reception area on the main floor, plus a second-floor coffee room and bathroom. Ideal for logistics or industrial use, the property offers three 10'x8' loading dock doors, one 16'x16' ground-level door, and an oversized 18'x25' ground-level door. Ample parking and yard space to enhance functionality. The space is currently serviced with 3-phase, 750 Kva power, landlord will downgrade the power service if tenant doesn't require that amount. Tenant responsible for utilities.

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