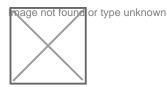


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

30, 35441 RANGE ROAD 21 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationRural Red Deer County, Alberta

Listing ID: MLS ID: 31352 A2240132

\$5



 $\stackrel{\circ}{-}$ CHAD JENSEN

(403) 318-0510

Royal Lepage Network Realty Corp.

403-346-8900

M

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

Transaction Type

For Lease

Days On Market

₹.

Lease Amount

5.00

Lease Frequency

Monthly

Zoning

AG

Subdivision

NONE

Nearest Town

Innisfail

Building TypeSee Remarks

Year Built

Structure Type

Mixed Use

Property Type

2010

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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