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5902 ALEXANDER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Athabasca, Alberta



Listing ID:
31784


MLS ID:
A2250209

\$6,000



 **RADELL BENNETT**
 (780) 689-9245

 **ROYAL LEPAGE COUNTY REALTY**
 780-675-5511

 5902 Alexander Avenue , Athabasca , Alberta T9S 0A1

Transaction Type For Lease	Days On Market 42	Lease Amount 6000.00
Lease Frequency Monthly	Zoning M	Subdivision Athabasca Town
Building Type Commercial Mix,Office Building	Year Built 2005	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8221049
Building Area (Sq. Ft.) 6000.00	Building Area (Sq. M.) 557.41	Lot Size (Sq. Ft.) 84506
Lot Size (Acres) 1.94	Roof Metal	Cooling Central Air
Heating In Floor,Natural Gas	Access to Property Paved Road	Inclusions Racking, desks on site, fridge.
Restrictions Landlord Approval	Reports Aerial Photos,Other Documents	

Great opportunity to LEASE a fenced property located in the Athabasca Industrial Park. This 6,000 sq ft commercial/industrial building is well-suited for a variety of business opportunities. The shop area features 18' ceilings, five 16' overhead doors (four at the front, one at the back), a concrete floor with sump drain, and a mezzanine for additional storage, where utilities are housed. Ample natural light makes the workspace bright and functional. The office portion is designed to support operations with the main level offering four offices, a kitchen area, storage, and washroom. Upstairs adds even more flexibility with three additional offices and another washroom. With its combination of shop space, storage, and professional office layout, this property is ideal for businesses looking to establish or expand in Athabasca's established industrial area. Lease will be triple net.

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