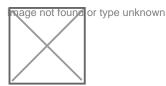


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5902 ALEXANDER AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Athabasca, Alberta Listing ID: 31784

MLS ID: A2250209

\$6,000



- A RADELL BENNETT
- **2** (780) 689-9245
- ROYAL LEPAGE COUNTY REALTY
- **2** 780-675-5511

rM1

5902 Alexander Avenue, Athabasca, Alberta T9S 0A1

**Transaction Type** 

For Lease

Lease Frequency

Monthly

**Building Type** 

Commercial Mix,Office Building

Property Type Commercial

Building Area (Sq. Ft.)

6000.00

Lot Size (Acres)

1.94

Heating

In Floor, Natural Gas

Restrictions

Landlord Approval

**Days On Market** 

42

**Zoning** 

М

Year Built

2005

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

557.41

Roof

Metal

Access to Property

Paved Road

Reports

Aerial Photos, Other Documents

**Lease Amount** 

6000.00

Subdivision

Athabasca Town

**Structure Type** 

Industrial

Legal Plan

8221049

Lot Size (Sq. Ft.)

84506

Cooling

Central Air

Inclusions

Racking, desks on site, fridge.

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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