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94048 190 RANGE ROAD FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Chin, Alberta

Listing ID:
32612

MLS ID:
A2265930

\$8



 **VINKO SMILJANEC**
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 **AVISON YOUNG**
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 94048 190 Range Road , Chin , Alberta T0K 0R0

Transaction Type For Lease	Title Fee Simple	Days On Market 155
Lease Amount 8.00	Lease Frequency Annually	Zoning Business Light Industrial
Subdivision NONE	Nearest Town Coaldale	Building Type Free-Standing
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2411810	Building Area (Sq. Ft.) 7750.00	Building Area (Sq. M.) 719.99
Lot Size (Sq. Ft.) 89733	Lot Size (Acres) 2.06	Heating Forced Air,Radiant
Inclusions None.	Restrictions None Known	Reports Aerial Photos,Title

Subject property is located in the Hamlet of Chin, Alberta, part of the Lethbridge County. With close proximity via HWY AB-3, this location benefits from an accessible rural location with access to the broader workforce and additional amenities of the City of Lethbridge. Nearby industrial operations include McCain Foods Ltd., Simplot, CKP Farms, Grow TEC, and more. The property features a standalone building centered on just over two acres of graded and graveled yard space. Located on a prominent corner, this rural industrial property has excellent access for large trucks and ample yard space for storage. In terms of layout, there is a 30'x40' insulated quonset with a concrete floor, radiant heaters, 16' ceilings at its apex, and a 14'h, 24'w overhead door. The adjoining building consists of an approximately 1,200 sf shop with radiant heaters, floor drain, shop sink, a 14'x14' overhead door, 15' ceilings, and storage mezzanine over the office space. The remaining approximately 800 sf of office space consists of a showroom with exterior entrance, a private office, lunchroom with kitchenette, and a two-piece bathroom. Property Highlights: 1. 5,750 heated quonset 2. 1,200 shop space 3. 800 sf retail/office space 4. 14'x14' OHD 5. Large graveled yard

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