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2269 2 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Dunmore, Alberta

Listing ID:
33061

MLS ID:
A2273113

\$10



 **COURTNEY ATKINSON**
 (403) 457-1234

 **EXP REALTY**
 403-262-7653

 2269 2 Avenue , Dunmore , Alberta T1B 0N2

Transaction Type	Days On Market	Lease Amount
For Lease	61	10.00
Lease Frequency	Zoning	Subdivision
Annually	HI, Hamlet Industrial	NONE
Year Built	Structure Type	Property Type
1976	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	448JK	11070.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1028.43	610711	14.02
Inclusions	Restrictions	Reports
None	None Known	Floor Plans

Located in the industrial area of Dunmore just off the Trans-Canada Highway, this versatile property offers excellent access for service, transportation, and industrial operations. The building includes a 70' x 105' shop with explosion-proof specifications, ideal for a wide range of energy, manufacturing, or maintenance uses. The shop is equipped with two 16' overhead doors, allowing for a true drive-through bay and efficient flow of equipment and vehicles. The property also features 1,600 sq. ft. of well-laid-out office space, suitable for administrative, dispatch, or technical support functions, along with an additional 1,600 sq. ft. mezzanine for storage or expansion needs. Outside, the paved and fully fenced yard provides secure outdoor storage and easy maneuverability for trucks and equipment. This is a highly functional, move-in-ready industrial space designed to support demanding operations.

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