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2269 2 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationDunmore, Alberta

Listing ID: 33061

MLS ID: A2273113

\$10



 $\stackrel{\circ}{=}$ COURTNEY ATKINSON

403) 915-8888

■ EXP REALTY

403-262-7653

2269 2 Avenue, Dunmore, Alberta T1B 0N2

Transaction Type

For Lease

Zoning

HI, Hamlet Industrial

Subdivision

NONE

Year Built

1976

Structure Type Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

Building Area (Sq. Ft.)

Lot Size (Acres)

448JK

11070.00

Building Area (Sq. M.)

1028.43

Lot Size (Sq. Ft.)

14.02

610711

14.02

Inclusions None **Restrictions**None Known

Reports
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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