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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

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