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665035A RANGE ROAD 230 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Rural Athabasca County, Alberta



Listing ID:
33329

MLS ID:
A2275695

\$4,000



 **RADELL BENNETT**
 (780) 689-9245

 **ROYAL LEPAGE COUNTY REALTY**
 780-675-5511

 665035A Range Road 230 , Rural Athabasca County , Alberta T9S 2B1

Transaction Type For Lease	Title Fee Simple	Days On Market 1
Lease Amount 4000.00	Lease Frequency Monthly	Zoning M1, C5, A
Subdivision NONE	Nearest Town Athabasca	Building Type Commercial Mix,Free-Standing,Mixed Use,Office Building
Year Built 2007	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 5428.00	Building Area (Sq. M.) 504.27
Lot Size (Sq. Ft.) 3452130	Lot Size (Acres) 79.25	Electric Single Phase,Three Phase
Commercial Amenities Boardroom,Kitchen,Laundry Facility,Lunchroom,Outside Storage,Parking-Extra,Storage	Access to Property Gravel Road	Inclusions N/A
Restrictions None Known	Reports None	

Looking for some lease space that is tucked away and gives you lots of options? This 79.25 acre property may be it! Located just north of the Town of Athabasca. The first shop features a reception area, 2 offices, washroom and a boardroom. The building has 3 phase power, concrete floor, mezzanine on both sides, sump pit and in-floor heat available. There is also a wash bay and an overhead crane. There is a separate fenced yard for added security. The second shop includes a total of 4 - 14' overhead doors, vehicle hoist and a paint booth. There is also an open faced shed with power for extra storage. The impressive two-story building offers 11 private office spaces, multiple multi-use rooms, washrooms, laundry facilities, central air conditioning and lots of windows. Perfect for accommodating staff, leasing or repurposing. With a large graveled parking lot, energized parking stalls, you have the benefit of the infrastructure already being in place. Lease is tiple net and plus GST.

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