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6-255077 RANGE ROAD 255 FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Strathmore, Alberta

Listing ID:
34461

MLS ID:
A2288666

\$2,500



 **SIMON D. HUNT**
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 RE/MAX House of Real Estate
 403-287-3880


6-255077 Range Road 255 , Strathmore , Alberta T1P 0W3

Transaction Type For Lease	Days On Market 62	Lease Amount 2500.00
Lease Frequency Monthly	Subdivision NONE	Building Type Free-Standing,Manufacturing,See Remarks
Year Built 2012	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0815754	Building Area (Sq. Ft.) 4504.00
Building Area (Sq. M.) 418.43	Construction Type Concrete,Metal Siding	Roof Metal
Heating Overhead Heater(s),Natural Gas	Lot Features Level,Private	Commercial Amenities Cranes,Parking-Extra
Inclusions Air compressor w/Air-lines (hooked up to 3x hose reels with air hose), 5 ton OVERHEAD shop cantry crane with pendulam (40 ft of Crane way).	Restrictions Utility Right Of Way	Reports Aerial Photos,Floor Plans,Title

This SHARED INDUSTRIAL SHOP (NOT THE HOUSE OR LAND) in WHEATLAND COUNTY offers a FUNCTIONAL WORKSPACE, ideal for Light Work, Mechanical Maintenance and Storage!!! The shop is SPLIT 50/50, with the TOTAL SHOP MEASURING 78'2" x 48'2" and featuring 19'9" CEILING HEIGHT with 1 LARGE OVERHEAD DOOR for excellent accessibility—measuring 24'0" x 18'0" and additional side door 16'0" x 14'0", making it well suited for EQUIPMENT, TRUCKS, AND MACHINERY. The layout is designed for EFFICIENCY and includes a SHARED LUNCHROOM (12'2" x 10'3") and a SHARED 2-PIECE BATHROOM, creating a PRACTICAL + ORGANIZED WORK ENVIRONMENT. The shop is equipped with essential INDUSTRIAL INFRASTRUCTURE, including a shared AIR COMPRESSOR WITH AIR LINES, a shared 5-TONNE OVERHEAD CRANE WITH 40 FEET OF CRANE-WAY, 200-AMP ELECTRICAL SERVICE, and BRIGHT T-5 LIGHTING THROUGHOUT THE SPACE. The property also includes SEVERAL PARKING STALLS AT THE REAR, providing AMPLE SPACE for your Equipment. THIS SPACE IS IDEAL FOR A SOLO OPERATOR OR SMALL BUSINESS OWNER LOOKING FOR A PRACTICAL, WELL-EQUIPPED AREA TO WORK ON PROJECTS, EQUIPMENT, OR LIGHT INDUSTRIAL TASKS. LEASE RATE: \$2,500 PER MONTH plus 1/3 OF UTILITIES (POWER, WATER + GAS), with TOTAL UTILITY COSTS AVERAGING APPROXIMATELY \$2,000 PER MONTH. A MINIMUM 3-YEAR LEASE is required, with terms including FIRST + LAST MONTH'S RENT PLUS A DAMAGE DEPOSIT. The property is zoned CR (COMMERCIAL RESIDENTIAL). SNOW REMOVAL and Garbage Removal is not included. This INDUSTRIAL SPACE offers EXCELLENT FUNCTIONALITY + AMPLE WORKSPACE all in a CONVENIENT LOCATION WITH EASY ACCESS TO MAJOR TRANSPORTATION ROUTES – just 25 Minutes from Stoney Trail!!! Want MORE than 50/50?! Inquire about leasing the WHOLE SHOP!!! BOOK YOUR SHOWING TODAY!!!

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