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## 168029 MINERS ROAD W FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Rural Foothills County, Alberta

**Listing ID:**  
34534

**MLS ID:**  
A2294397

**\$15**



 **JOSHUA TORRENCE**  
 (403) 601-5159

 Century 21 Foothills Real Estate  
 403-652-2121

 168029 Miners Road W, Rural Foothills County , Alberta T0L0H0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 61	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> DC31	<b>Subdivision</b> NONE
<b>Nearest Town</b> Black Diamond	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2025
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 12000.00	<b>Building Area (Sq. M.)</b> 1114.83	<b>Foundation</b> Slab
<b>Inclusions</b> N/A	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> None

Up for lease for the first time!! Brand new 12,000sqft industrial building on Approximately 2.2 acres located in the MD of Foothills, just outside of Diamond Valley East(formally known as Black Diamond). The building has 3 large bays, 3 large offices, 2 bathrooms(One for the shop and one for the office), and a nice little kitchen/coffee bar. There is also 6" poured slab, 5 - 16' x 16' overhead doors, 18' foot ceiling height and plenty of yard space. The property is zoned DC31, has paved road access, no seasonal road bans and pretty easy access to Hwys in any direction. Lease rate is as follows - Base rent \$15.00 per sqft plus \$2.00 per sqft for op costs(Insurance and Taxes), plus utilities. Water is a 3000gal cistern, Sewer is a 3000gal cistern, Heat is on propane. All zoning, permitted and discretionary uses for the property must be confirmed with the MD of Foothills. Building is currently sitting on around 5.7 acres. Actual yard space of approximately 2.2acres included with the building for lease will be surveyed and fenced shortly. Stakes should be in the ground Thursday(March 26, 2026) for viewing purposes and an understanding of the land included. Building can be split into and leased as individual bays for the right tenant and scenario. Example 1 bay 50' x 80' = 4,000sqft x \$15.00sqft = \$5,000.00 per month plus gst. Operating costs of \$2.00sqft x 4,000.00sqft = \$666.67 per month plus gst. A total cost of \$5,666.67 plus gst per month plus utilities. Some other options include; 1 - Office, Shop and yard(12,000sqft and up to 5.7 acres), 2 - Office Only Approx. 968sqft(3 good sized offices, bathroom and coffee station) \$1,400.00 plus gst per month. 3 - Yard Space Only - 2.25 acres and 1.43 acres @ \$2,500.00 plus gst per acre.

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