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3, 1010 12 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Coaldale, Alberta



Listing ID:
35047


MLS ID:
A2305921

\$2,600



 **VINKO SMILJANEC**
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 3, 1010 12 Avenue , Coaldale , Alberta T0K 1K7

Transaction Type For Lease	Title Fee Simple	Days On Market 1
Lease Amount 2600.00	Lease Frequency Monthly	Zoning Industrial (I)
Subdivision NONE	Nearest Town Coaldale	Building Type Free-Standing
Year Built 2022	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1612486	Building Area (Sq. Ft.) 2950.00
Building Area (Sq. M.) 274.06	Lot Size (Sq. Ft.) 46609	Lot Size (Acres) 1.07
Inclusions None	Restrictions None Known	Reports Formal Lease

This newer industrial bay features open office/showroom space, large open shop area, second floor office, and three bathrooms. This modern industrial unit has lots of natural lighting with an open reception area. The shop includes two 14'x14' OHDs, 19' ceiling height, floor drain, make up air unit, 100-Amp, 3-phase electrical, and LED lighting. The unit also includes a large shared yard space that is fenced and secure, with ample parking for vehicles and equipment. Property is a net lease rate of \$2,600/ month (+GST) plus operating costs of \$729/month (+GST). Location Description - Industrial unit with great visibility and access along 12th Avenue, Coaldale with easy access to both Highway AB-3 and AB-845. The site has dual entrances for large vehicles as well as a large, fully-fenced, and secure yard space. Customer parking in the front of the unit and street parking available.

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