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## UNIT 1, 1909 19 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Wainwright, Alberta



**Listing ID:**  
35167


**MLS ID:**  
A2308866

**\$11**



 **SHARON ORACHESKI**  
 (780) 261-0700

 Royal LePage Network Realty Corp.  
 403-346-8900

 Unit 1, 1909 19 Avenue , Wainwright , Alberta T9W 1L2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 11.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2012	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61
<b>Construction Type</b> Concrete,Metal Siding ,Wood Frame	<b>Roof</b> Metal	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval,Pets Not Allowed	<b>Reports</b> None	

An office with large shop totalling 4000 sq. ft. for lease in the industrial area on the north side of Wainwright . The unit includes a 15' x20' roomy office space with laundry room. A 2 pce. washroom c/w drain is located as you enter the shop. The shop uses radiant heat, has a concrete floor with end to end floor drains, and 5-16 ft high X 12 wide electronically operated shop doors (2 doors facing north and 3 facing south), LED T-5 light fixtures, separate gas/power services, and an alarm system. The shop includes 2-80 ft. long bays with 12' x16' shop doors on either end (1 shop door has an exhaust portal, ceiling fans, 1 set of hot/cold taps and a functioning vanity in shop area. A large mezzanine is located above the office space and has a half wall over the shop. This property has a large parking area in front and back. The south parking lot has access from the alley.

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