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232 STUBB ROSS ROAD FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Rural Lethbridge County, Alberta

Listing ID:



35566



MLS ID:


A2318222

\$15



 **DARREN ATKINS**
 (403) 894-4122

 Onyx Realty Ltd.
 403-329-8899

 232 Stubb Ross Road , Rural Lethbridge County , Alberta T1K 7N3

Transaction Type For Lease	Subdivision NONE	Nearest Town Lethbridge
Year Built 1998	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9611100	Building Area (Sq. Ft.) 5100.00
Building Area (Sq. M.) 473.80	Inclusions n/a	Restrictions See Remarks
Reports None		

Your business needs a move... Check out this prime commercial opportunity in one of Lethbridge County's most visible and accessible locations. This 5,100 sq ft building has a fenced and paved 1.05 acre lot with exceptional rear exposure onto Highway 5 which puts your business in front of all the passing potential clientele. The functional floor plan is designed for a wide range of light industrial and service based businesses, featuring a welcoming front reception area, three private offices, a dedicated retail sales space, a storage room, and an impressive shop area with a soaring 20 foot ceiling height. The shop features four 14 foot high by 12 foot wide overhead doors , two on each side, creating a full pass through configuration ideal for drive through service, equipment maneuvering, or seamless workflow from one end of the building to the other. The secured, paved yard provides ample room for equipment, fleet vehicles, or outdoor storage which is a premium feature that sets this property apart in the Lethbridge commercial market. Whether you're looking to establish a new operation or expand an existing one, 232 Stubb Ross Road delivers the exposure, infrastructure, and flexibility your business needs.

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