



6426 50 Avenue B20 Drayton Valley AB

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Beautiful newer built building with 1 bay available to lease. The main level is 2714 sq.ft. in size(25'x107'). Shop space is 24x74 ft. This bay includes front offices, a kitchenette, bathroom, a storage area, & a finished open mezzanine of approx 600 sq.ft. The total area consists of 3314 sq.ft. Inside the shop features overhead infrared heaters & a furnace for the office space up & down. This building is steel frame construction. Front ceiling height is 24' with back being 22'. Shop Doors are 14'x16' high complete with electric door openers & a 5' apron. Concrete floors are 6" thick & have floor drains too. Power is 600 amp/600 Volt as well!! With T5 lighting & 3 phase system. Front is paved providing room to park 4 vehicles per bay, with additional parking in back. Behind the building is engineered with Geotextile fabric, compacted & graveled. Chain link fencing encloses the back offering secure yard space. A well built building located in a heavy traffic area providing easy access to Hwy 22.

Listing Presented By:



Originally Listed by:
RE/MAX Vision Realty

johndemp@telus.net
<http://Dvhouses.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net