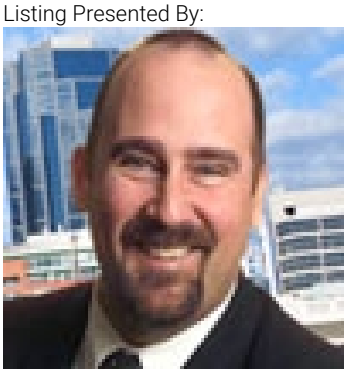


# 6255077 Range Road 255 Strathmore Alberta

$2,500

This SHARED INDUSTRIAL SHOP (NOT THE HOUSE OR LAND) in WHEATLAND COUNTY offers a FUNCTIONAL WORKSPACE, ideal for Light Work, Mechanical Maintenance and Storage!!! The shop is SPLIT 50/50, with the TOTAL SHOP MEASURING 78'2" x 48'2" and featuring 19'9" CEILING HEIGHT with 1 LARGE OVERHEAD DOOR for excellent accessibility--measuring 24'0" x 18'0" and additional side door 16'0" x 14'0", making it well suited for EQUIPMENT, TRUCKS, AND MACHINERY.The layout is designed for EFFICIENCY and includes a SHARED LUNCHROOM (12'2" x 10'3") and a SHARED 2-PIECE BATHROOM, creating a PRACTICAL + ORGANIZED WORK ENVIRONMENT.The shop is equipped with essential INDUSTRIAL INFRASTRUCTURE, including a shared AIR COMPRESSOR WITH AIR LINES, a shared 5-TONNE OVERHEAD CRANE WITH 40 FEET OF CRANE-WAY, 200-AMP ELECTRICAL SERVICE, and BRIGHT T-5 LIGHTING THROUGHOUT THE SPACE.The property also includes SEVERAL PARKING STALLS AT THE REAR, providing AMPLE SPACE for your Equipment. THIS SPACE IS IDEAL FOR A SOLO OPERATOR OR SMALL BUSINESS OWNER LOOKING FOR A PRACTICAL, WELL-EQUIPPED AREA TO WORK ON PROJECTS, EQUIPMENT, OR LIGHT INDUSTRIAL TASKS.LEASE RATE: $2,500 PER MONTH plus 1/3 OF UTILITIES (POWER, WATER + GAS), with TOTAL UTILITY COSTS AVERAGING APPROXIMATELY $2,000 PER MONTH. A MINIMUM 3-YEAR LEASE is required, with terms including FIRST + LAST MONTH'S RENT PLUS A DAMAGE DEPOSIT.The property is zoned CR (COMMERCIAL RESIDENTIAL). SNOW REMOVAL and Garbage Removal is not included. This INDUSTRIAL SPACE offers EXCELLENT FUNCTIONALITY + AMPLE WORKSPACE all in a CONVENIENT LOCATION WITH EASY ACCESS TO MAJOR TRANSPORTATION ROUTES - just 25 Minutes from Stoney Trail!! Want MORE than 50/50?! Inquire about leasing the WHOLE SHOP!!!BOOK YOUR SHOWING TODAY!!! (id:6769)


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