

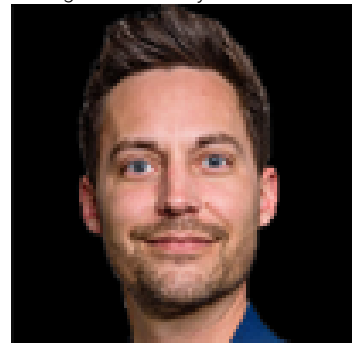


## 665035 Range Road 230 Rural Athabasca County Alberta

\$4,000

Looking for some lease space that is tucked away and gives you lots of options? This 79.25 acre property may be it! Located just north of the Town of Athabasca. The first shop features a reception area, 2 offices, washroom and a boardroom. The building has 3 phase power, concrete floor, mezzanine on both sides, sump pit and in-floor heat available. There is also a wash bay and an overhead crane. There is a separate fenced yard for added security. The second shop includes a total of 4 - 14' overhead doors, vehicle hoist and a paint booth. There is also an open faced shed with power for extra storage. The impressive two-story building offers 11 private office spaces, multiple multi-use rooms, washrooms, laundry facilities, central air conditioning and lots of windows. Perfect for accommodating staff, leasing or repurposing. With a large graveled parking lot, energized parking stalls, you have the benefit of the infrastructure already being in place. Lease is triple net and plus GST. (id:6769)

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY



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