

**4411 49 Street  
Hardisty, Alberta**

**MLS # A2271458**



**\$400**

**Division:** Hardisty

**Type:** Business

**Bus. Type:** Accounting,Administrative and Support ,Commercial ,Computer,Construction/

**Sale/Lease:** For Lease

**Bldg. Name:** GCS Energy Services

**Bus. Name:** -

**Size:** 8,000 sq.ft.

**Zoning:** -

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

a rare opportunity to secure high quality commercial office space in the thriving Town of Hardisty, AB. This contemporary premises offers flexibility for a variety of professional uses, with the option to lease individual offices or the entire west wing area. The space features Modern boardrooms suitable for large occupancy meetings and client presentations. Reception area designed for professional client intake. Coffee and refreshment area for staff convenience as well as washrooms. Tastefully decorated area and furnished offices. Paves on-site parking providing easy access for both employees and visitors. Located in a growing and well supported community, this property presents an excellent opportunity for business seeking a professional setting and a central location. 13 Offices, 2 conference rooms available. (potential for more if needed)