

**2269 2 Avenue
Dunmore, Alberta**

MLS # A2273113



\$10 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 11,070 sq.ft.

Zoning: HI, Hamlet Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 14.02 Acres

Sewer: -

Lot Feat: -

Inclusions: None

Located in the industrial area of Dunmore just off the Trans-Canada Highway, this versatile property offers excellent access for service, transportation, and industrial operations. The building includes a 70' x 105' shop with explosion-proof specifications, ideal for a wide range of energy, manufacturing, or maintenance uses. The shop is equipped with two 16' overhead doors, allowing for a true drive-through bay and efficient flow of equipment and vehicles. The property also features 1,600 sq. ft. of well-laid-out office space, suitable for administrative, dispatch, or technical support functions, along with an additional 1,600 sq. ft. mezzanine for storage or expansion needs. Outside, the paved and fully fenced yard provides secure outdoor storage and easy maneuverability for trucks and equipment. This is a highly functional, move-in-ready industrial space designed to support demanding operations.