

**665035A Range Road 230
Rural Athabasca County, Alberta**

MLS # A2275695



\$4,000 per month

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,428 sq.ft.

Zoning: M1, C5, A

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Natural Gas Connected

Exterior: -

Parking: -

Water: Well

Lot Size: 79.25 Acres

Sewer: Holding Tank

Lot Feat: -

Inclusions: N/A

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.