

223050 Highway 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2089937



\$9 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,000 sq.ft.
Zoning:	HC

Heating:	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.44 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

6000 S.F. footprint containing large reception area - 1 office - bathroom and mechanical room on the main floor - 3 bays 55' in depth - 3 overhead doors with electric openers - one of the bays is a wash bay - bathroom in the bay area - storage tank for water (new well drilled in 2016) and fenced area with powered stalls for parking or storage. The 2nd floor area is 1000 S.F. and contains 3 offices - bathroom - open area that can be used as coffee area or a secretary position. In floor hot water heat on the main floor with a high efficiency furnace for the 2nd floor - 3 phase power Owner has options for rent One year term \$9/S.F plus triple net costs - flexible rates and costs depending on use and term.