

**6-255077 Range Road 255
Strathmore, Alberta**

MLS # A2196910



\$6,000 per month

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,504 sq.ft.
Zoning:	-

Heating:	Overhead Heater(s), Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Concrete, Metal Siding	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Level, Private

Inclusions: Air compressor w/Air-lines (hooked up to 6x hose reels with air hose), Large Fording Pedestal Grinder, Compartment door for rolling steel into saw, 2 Exhaust Fans, First Aid Kit, Lockers, wall crane 1 ton, 5 ton OVERHEAD shop cantry crane with pendulam (80 ft of Crane way), Rollerbed outside w/steel rack, modern 3 phase drill press, wall rack for steel (inside by cold saw), Stick machine Ideal ARC 300 & small 1/2 ton crane, 3-phase converter, Tool room with one wall cabinet, one Bolt Storage bin and shelves

This 4,504 Sq Ft INDUSTRIAL SHOP only, (not the house or land) in Wheatland County is a well-equipped and functional workspace, ideal for manufacturing, fabrication, and mechanical operations!! The expansive 78'2" x 48'2" shop area boasts a 19'9" ceiling height, and features 3 large overhead doors, with two measuring 20'0" x 17'11" and one at 16'0" x 13'11", providing excellent accessibility for equipment and vehicles. The layout is designed for efficiency, including a dedicated office space measuring 10'8" x 7'11", a lunchroom measuring 12'2" x 10'3", a 2-piece bathroom, and a tool room, ensuring a well-organized work environment. The shop is equipped with essential industrial infrastructure, including an air compressor with air lines, a large pedestal grinder, a 5-tonne overhead crane with 80 feet of crane-way, a compartment door, two exhaust fans, a first aid kit, and lockers. See goods included for the extensive equipment list. A 200-amp shop service and very well lit with T-5 lighting. The property also includes seven parking stalls in the back, with more parking in the yard, offering ample space for employees and visitors. The lease is set at \$6000 per month, plus electrical and natural gas (op costs around \$2000/month), making it a cost-effective option for businesses looking for a well-equipped industrial space. A minimum four-year lease is required, with terms including first and last month's rent plus a damage deposit. The zoning is CR, Commercial Residential. Snow removal is not included, and the plasma cutter, lathe, iron worker, refrigerator and more are excluded from the lease (see exclusions for the full list). This industrial space provides excellent functionality, ample workspace, and key equipment for various operations, all in a convenient location with easy access to major transportation routes. Book your showing TODAY!!