

Regional Contact

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1408 8 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Fort Macleod, Alberta

Listing ID: 34902

MLS ID: A2302536

\$7,500



DAN DAVY (403) 360-5847

Real Estate Centre - Lethbridge 403-929-5200

1408 8 Avenue , Fort Macleod , Alberta T0L0Z0

Transaction Type For Lease	Days On Market 48	Lease Amount 7500.00
Lease Frequency Monthly	Subdivision NONE	Year Built 2021
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1712403	Building Area (Sq. Ft.) 6440.00	Building Area (Sq. M.) 598.29
Roof Metal	Inclusions N/A	Restrictions None Known

Reports
Building Plans

Conveniently located in Fort Macleod, this is a very modern building with a versatile layout that includes approximately 4300 sqft of Warehousing with loading dock and 2100 sqft for Office space and showroom. The Showroom & reception area have high ceilings and lot's of floor space for your customers. There is a large boardroom for meetings as well as a coffee station and guest washrooms. The staff lunchroom is just off of the warehouse which features radiant heat, Mezzanine storage and staff washrooms. Upstairs you get 4 additional offices with the option to add more if needed and more storage space. There are 2 x 16' x 14' bay doors as well as the 8' x 8' loading dock door. One more bay door in the front adds to the appeal and convenience of the building. Outside, the fenced yard has tons of space for inventory and materials as well as lot's of paved customer parking in the front. Bonus features like a security system and A/C make this an ideal choice for your business!

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