

# **\$8,500 - 6-255077 Range Road 255, Strathmore**

MLS® #A2196910

**\$8,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Strathmore, Alberta

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, vise, three oxy-acetylene units, a cold saw, and four XMT wire feeders ready for hookup. Additional features include a large pedestal grinder, a small grinder, and one 5-ton overhead cranes, along with saw horses, a 24' air press, a compartment door, two exhaust fans, a first aid kit, and lockers. See goods included for extensive equipment list. A 200 amp shop service and very well lit with T-5 lighting. The property also includes seven parking stalls, with five located at the back and two in front, offering ample space for employees and visitors. The lease is set at \$8500 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, and refrigerator are excluded from the lease. 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!

Built in 2012

### **Essential Information**

MLS® #	A2196910
Price	\$8,500
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	6-255077 Range Road 255
Subdivision	NONE
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 0W3

### **Amenities**

Parking Spaces	7
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### **Interior**

Heating	Natural Gas, Overhead Heater(s)
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### **Exterior**

Lot Description	Private, Level
Roof	Metal
Construction	Concrete, Metal Siding

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	156

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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