

FOR LEASE

±14,000 Sq. Ft. on
±2 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



4905 - 45 Ave, Millet, Alberta

OFFICE/WAREHOUSE WITH SHOWROOM

Property Highlights

- In-slab radiant heat
- AC in front offices
- Three 8'x8' grade loading doors and one 12'x12' grade loading door. Additional door can be added
- Located on a high-load corridor
- Six offices and showroom in the front
- 10 year old building



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Office/Warehouse With Showroom

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Leduc to Millet 20KM | 16 Min



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Property Information

Municipal Address: 4905 - 45 Ave, Millet, Alberta

Building Size: 14,000 Sq. Ft. (+/-)

Lot Size: 2 Acres (+/-)

Zoning: M (Industrial District Regulations)

Parking: Graveled parking in the front

Power: 600 AMP | 3 Phase TBC

Heating: Radiant

Year Built: 2013

Loading: (1) 12'X 12' Grade
(3) 8'X 8' Grade

Possession: Immediate/negotiable

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Lease Rate: \$7.71/Sq. Ft.

Taxes: \$2.57/Sq. Ft. *Net and Care Free Basis

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