



**GRASSROOTS**  
REALTY GROUP

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**Bay 4/5, 105 Government Road  
Hinton, Alberta**

**MLS # A2271559**



**\$11 per sq.ft.**

**Division:** Hardisty

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Hinton Square

**Bus. Name:** -

**Size:** 2,240 sq.ft.

**Zoning:** C-NOD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Bay 4 & 5 offer a rare opportunity to lease a fully built-out office space in the heart of Hinton's valley commercial district. This 2,240 sq. ft. combined unit is professionally finished with private offices, a reception area, boardroom, two bathrooms, and kitchenette — ideal for medical, professional, government, financial, or institutional users seeking a highly functional, turnkey space. Located along Government Road with excellent visibility and access, the unit is situated within a fully upgraded commercial plaza undergoing complete exterior modernization.