



**713024 83 Range
Wembley, Alberta**

MLS # A2300405

\$5,500 per month



Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,800 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

This impressive 3,800 sq ft, 110 ft long bay is located in a newer shop just minutes from the Town of Wembley, offering an excellent opportunity for businesses seeking quality industrial space in a prime location. Designed for functionality, the bay features large 20 ft overhead doors—ideal for accommodating trucks, equipment, and a wide range of commercial or industrial operations. The property also includes 4 dedicated parking stalls, a shared yard, and excellent accessibility with quick connections to Highway 43, providing seamless travel east to Grande Prairie or westbound. Perfect for warehouse use, trades, or an owner-operator business, this space delivers both versatility and convenience. With limited industrial inventory available in the area, this is a rare opportunity to secure a high-quality bay at strong value. Don't miss out—this one is well worth a look!