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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Red Deer County, Alberta

Listing ID:

28607

MLS ID: A2163557

\$10



△ WESLEY GIESBRECHT

**2** (403) 350-5674

□ Century 21 Advantage

**403-346-0021** 

M

11 Van Der Horn Way , Rural Red Deer County , Alberta T4S 2M4

**Transaction Type** 

For Lease

Title

**Days On Market** 

418

Lease Amount

10.00

Lease Frequency

Annually

Fee Simple

Zoning BSI

Subdivision

Blindman Industrial Park

**Nearest Town** 

Red Deer

**Building Type** 

Commercial Mix, Manufacturing, Mixed

Use,See Remarks

Year Built

2000

Structure Type

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

**Building Area (Sq. Ft.)** 

12500.00

Building Area (Sq. M.)

1161.28

Lot Size (Sq. Ft.)

113691

Lot Size (Acres)

2.61

Footprint (Sq. Ft.)

12500

**Construction Type** 

Metal Frame

Roof Metal **Foundation** Poured Concrete

Natural Gas.Radiant

Heating

**Access to Property** 

Direct Access, Paved Road, See

Remarks

Inclusions

N/A

Restrictions

Reports

None Known Other Documents

This 12,500 SQ FT STAND ALONE SHOP w/ 2 offices, common area, 3 baths, NEWLY RENOVATED (approximately 1,000 sq ft) and developed in the north-west corner, allowing for over featuring 2.61 ACRES of FENCED, COMPACTED GRAVEL YARD! Gravelled front drive for customer/ employee parking, NEW LED SHOP LIGHTS, New office flooring, fresh paint, SEALED FLOOR with separate shop & sewer sumps, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 125'x100' long building with 4-14'x16'h DRIVE-THRU BAYS at the front, 6-14'X16'H bay doors at the back, TEN bay doors in total. Operations costs of \$3.69/PSF operating cost puts the total monthly asking price for this bay at \$14,260.42/month. Decent drive-around access provided by drivethru gate on east side of the property. Visit REALTORS® website for more details on this great stand-alone shop in Red Deer County. BSI ZONED, lots of flexibility to operate your business from this space.

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