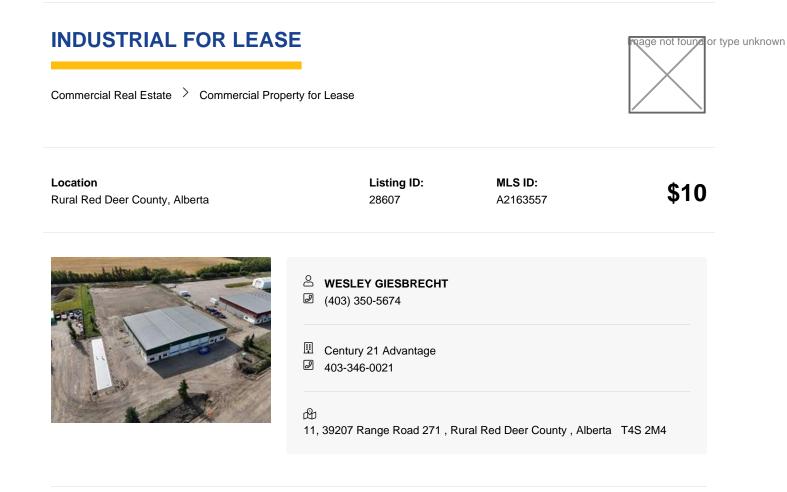


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Transaction Type For Lease

Lease Amount 10.00

Subdivision Blindman Industrial Park

Year Built 2000

Property Sub Type Industrial

Lot Size (Sq. Ft.) 113691

Construction Type Metal Frame

Heating Natural Gas,Radiant

Restrictions None Known Title Fee Simple

Lease Frequency Annually

Nearest Town Red Deer

Structure Type Industrial

Building Area (Sq. Ft.) 12500.00

Lot Size (Acres) 2.61

Roof Metal

Access to Property Direct Access,Paved Road,See Remarks

Reports Other Documents Days On Market 357

Zoning BSI

Building Type Commercial Mix,Manufacturing,Mixed Use,See Remarks

Property Type Commercial

Building Area (Sq. M.) 1161.28

Footprint (Sq. Ft.) 12500

Foundation Poured Concrete

Inclusions N/A

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 drive-thru 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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