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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**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 11, 39207 Range Road 271 , Rural Red Deer County , Alberta T4S 2M4

Transaction Type For Lease	Title Fee Simple	Days On Market 357
Lease Amount 10.00	Lease Frequency Annually	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
Heating Natural Gas,Radiant	Access to Property Direct Access,Paved Road,See Remarks	Inclusions N/A
Restrictions None Known	Reports 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 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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