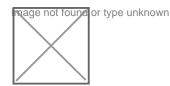


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

M

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

Transaction Type

For Lease

Title

Fee Simple

Days On Market

294

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

Building Area (Sq. Ft.)

12500.00

Building Area (Sq. M.)

1161.28

Lot Size (Sq. Ft.)

Property Sub Type

113691

Industrial

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

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 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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