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9, 4000 LANDRY AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Rural Red Deer County, Alberta



Listing ID:
31139

MLS ID:
A2235192

\$10



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 9, 4000 Landry Avenue , Rural Red Deer County , Alberta T4S 2B3

Transaction Type For Lease	Days On Market 62	Lease Amount 10.00
Lease Frequency Annually	Zoning BSI	Subdivision Blindman Industrial Park
Nearest Town Red Deer County	Year Built 1980	Structure Type Industrial
Property Type Commercial	Property Sub Type Business	Legal Plan 7822180
Building Area (Sq. Ft.) 2400.00	Building Area (Sq. M.) 222.97	Inclusions N/A
Restrictions None Known	Reports Other Documents	

TREMENDOUS HWY 2A EXPOSURE. This END-CAP, 2,400 SQ FT bay!! Situated in a 21,600 sq ft Multi-tenanted building that's demised into 6 units , (Fully tenanted) and situated on just over 4 ACRES. Fenced storage compounds directly adjacent to the bay available (extra\$\$\$) Bay size dimensions are 30'x80' or 2,400SQ FT with 12'x16' OHD. (140'+/-) x 60'(+/-)Secured compound on the north side of the building. Individual bay has two offices and an undeveloped mezzanine. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. Operational costs of \$4.50/PSF NNN costs, puts this bay at an asking price of \$2,900/month plus GST. 3-5 year lease preferred.

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