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## 4212 HEWLETT DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
31929

**MLS ID:**  
A2253366

**\$899,900**



 **KEVIN LAPP**  
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 4212 Hewlett Drive , Rural Red Deer County , Alberta T4S 2M4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 232	<b>Zoning</b> MI
<b>Subdivision</b> Blindman Industrial Park	<b>Nearest Town</b> Red Deer	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2005	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8021682	<b>Building Area (Sq. Ft.)</b> 9967.00
<b>Building Area (Sq. M.)</b> 925.96	<b>Lot Size (Sq. Ft.)</b> 88862	<b>Lot Size (Acres)</b> 2.04
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Environmental Phase 1,Other Documents,Title		

Exceptional industrial property on 2.04 acres with a total of 9,967 SF across four buildings. The site includes a modernized 2,187.93 SF office trailer with six offices, a boardroom, reception, and washrooms. A 2,040 SF main shop is equipped with radiant heat, exhaust fans, and 225A, 3-phase power. The 1,800 SF fabrication shop offers trench drains, radiant tube heat, and 400A, 600V 3-phase service, plus two 1,200 SF heated Quonset shelters for storage and overflow. An additional 1,520 SF powered Quonset with a concrete floor provides cold storage space. The yard is fully fenced, graveled, and designed for easy truck access, with remote gate entry and security cameras in place. Recent improvements include office and yard cleanup. A well-equipped and versatile property in Blindman Industrial Park.

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