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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

\$999,000



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4212 Hewlett Drive, Rural Red Deer County, Alberta T4S 2B3

**Transaction Type** 

For Sale

Subdivision

Blindman Industrial Park

Year Built

2005

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

925.96

Heating

Forced Air, Natural Gas

Reports

Environmental Phase 1,Other

Documents, Title

**Days On Market** 

84

**Nearest Town** 

Red Deer

Structure Type

Industrial

Legal Plan 8021682

Lot Size (Sq. Ft.)

88862

Inclusions

N/A

Zoning

MI

**Building Type** 

Mixed Use

**Property Type** 

Commercial

**Building Area (Sq. Ft.)** 

9967.00

Lot Size (Acres)

2.04

Restrictions

None Known

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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