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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Rural Red Deer County, Alberta

Listing ID:
32024

MLS ID:
A2255243

\$10



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

 Century 21 Advantage
 403-346-0021

 8 Van Der Horn Way , Rural Red Deer County , Alberta T4S 2M4

Transaction Type For Lease	Title Fee Simple	Days On Market 242
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	Legal Plan 2522539	Building Area (Sq. Ft.) 18500.00
Building Area (Sq. M.) 1718.69	Lot Size (Sq. Ft.) 144619	Lot Size (Acres) 3.32
Footprint (Sq. Ft.) 15500	Construction Type Metal Frame	Roof Metal
Foundation Poured Concrete	Cooling Central Air	Heating In Floor,Electric,Natural Gas,Radiant
Access to Property Direct Access	Inclusions N/A	Restrictions None Known
Reports Other Documents		

This 18,500 SQ FT STAND ALONE SHOP w/ fresh pavement right to your door, features OVER 19 OFFICES (10 on main, nine above) A board room, shop office, kitchenette, (6,000 office space on two floors) followed by an attached 12,500 sq ft shop. Featuring a COMPACTED & EXTENDED GRAVELLED YARD, NEW LED SHOP LIGHTS, 3 Phase 400AMP power service, WASH BAY / WASH BAY SUMP, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 155'x100' long building on a fenced- 3.32 ACRE parcel of land. (5)-14'x16'h at the front, w/ DRIVE-THRU BAYS, Seven bay doors on the back, (12 in total) . Monthly lease rate at \$10.00 PSF + \$3.79/PSF operating cost puts the total monthly asking price for this bay at \$21,259.58/month + GST . Huge Access to the massive yard. 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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