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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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 127
<b>Lease Amount</b> 10.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> BSI
<b>Subdivision</b> Blindman Industrial Park	<b>Nearest Town</b> Red Deer	<b>Building Type</b> Commercial Mix,Manufacturing,Mixed Use,See Remarks
<b>Year Built</b> 2000	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2522539	<b>Building Area (Sq. Ft.)</b> 18500.00
<b>Building Area (Sq. M.)</b> 1718.69	<b>Lot Size (Sq. Ft.)</b> 144619	<b>Lot Size (Acres)</b> 3.32
<b>Footprint (Sq. Ft.)</b> 15500	<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> In Floor,Electric,Natural Gas,Radiant
<b>Access to Property</b> Direct Access	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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