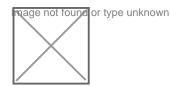


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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Red Deer County, Alberta

Listing ID:

32024

MLS ID:

A2255243

\$10



△ WESLEY GIESBRECHT

2 (403) 350-5674

□ Century 21 Advantage

403-346-0021

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

Transaction TypeTitleZoningFor LeaseFee SimpleBSI

Subdivision Nearest Town Building Type

Blindman Industrial Park

Red Deer

Commercial Mix,Manufacturing,Mixed
Use,See Remarks

Year BuiltStructure TypeProperty Type2000IndustrialCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 18500.00 1718.69

Lot Size (Sq. Ft.) Lot Size (Acres) Footprint (Sq. Ft.)

144619 3.32 15500

Construction TypeRoofFoundationMetal FrameMetalPoured Concrete

Cooling Heating Access to Property

Central Air In Floor, Electric, Natural Gas, Radiant Direct Access

Inclusions Restrictions Reports

N/A None Known 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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