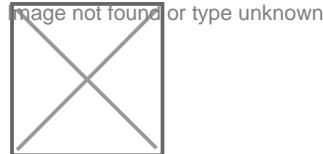


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Title	Days On Market
For Lease	Fee Simple	127
Lease Amount	Lease Frequency	Zoning
10.00	Annually	BSI
Subdivision	Nearest Town	Building Type
Blindman Industrial Park	Red Deer	Commercial Mix, Manufacturing, Mixed Use, See Remarks
Year Built	Structure Type	Property Type
2000	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	2522539	18500.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1718.69	144619	3.32
Footprint (Sq. Ft.)	Construction Type	Roof
15500	Metal Frame	Metal
Foundation	Cooling	Heating
Poured Concrete	Central Air	In Floor, Electric, Natural Gas, Radiant
Access to Property	Inclusions	Restrictions
Direct Access	N/A	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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