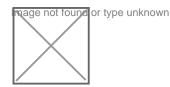


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

INDUSTRIAL ,WAREHOUSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Red Deer County, Alberta

Listing ID:

32424

MLS ID:

A2262659

\$14



△ WESLEY GIESBRECHT

2 (403) 350-5674

Century 21 Advantage

403-346-0021

r<u>M</u>1

 $3\ Van\ Der\ Horn\ Way$, Rural Red Deer County , Alberta $\ T4S\ 2M4$

Transaction Type

For Lease

Title

Fee Simple

Days On Market

40

Lease Amount

14.00

Lease Frequency

Annually

Zoning BSI

Subdivision

Blindman Industrial Park

Nearest Town Red Deer Building Type Mixed Use

Year Built

2004

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

371.61

Lot Size (Sq. Ft.)

43560

Lot Size (Acres)

1.00

Footprint (Sq. Ft.)

4000

Construction Type

Metal Frame

Roof Metal Foundation
Poured Concrete

Heating

In Floor,Radiant

Access to Property

Direct Access

Inclusions

N/A

Restrictions

Reports

None Known Other Documents

40'x100' Shop with a FULLY FENCED yard. FRESH PAVEMENT THROUGH OUT SUBDIVISION! Catering to Oilfield/ Mechanical and many other BSI Zoned businesses. Infrared tube heating, well insulated attractive building. High bay metal hallights, large insulated overhead doors, signage on building for your graphics. Secured Yard Spaces. WELL MAINTAINED 40'x 100' DRIVE-THRU SHOP SPACE! Located on a corner lot in Blindman Industrial Park. "19 foot ceilings throughout, all steel (interior & exterior) overhead infrared heaters, a 16' wide by 16' high doors and one other shop 12'x16' door at the back. Reception, two offices/ 2 baths, Fully fenced & secure 0.5ACRE YARD SPACE. Good drainage, newly gravelled yard. A perfect spot for HEAVY DUTY MECHANICS, OILFIELD SERVICE COMPANY, TRUCKING COMPANY & more. Option 1-2 ACRE yard space directly across from this bay is available at an additional charge if needed.

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