

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.

BAY #1 & 2, 4000 LANDRY AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Rural Red Deer County, Alberta



Listing ID:
33305


MLS ID:
A2275397

\$4,000



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

 Century 21 Advantage
 403-346-0021

 Bay #1 & 2, 4000 Landry Avenue , Rural Red Deer County , Alberta T4S 2B3

Transaction Type For Lease	Days On Market 126	Lease Amount 4000.00
Lease Frequency Monthly	Subdivision Blindman Industrial Park	Nearest Town Red Deer
Year Built 1980	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 4800.00	Building Area (Sq. M.) 445.93
Lot Size (Sq. Ft.) 183387	Lot Size (Acres) 4.21	Footprint (Sq. Ft.) 4800
Construction Type Metal Frame	Roof Membrane,Metal	Foundation Poured Concrete
Cooling None	Heating Forced Air,Natural Gas,Radiant	Inclusions N/A
Restrictions None Known	Reports Other Documents	

TREMENDOUS HWY 2A EXPOSURE. This Double bay has a great mix of shop space, mezzanine for storage and three offices, lunch room and a two baths. This END-CAP Unit is apart of a 6 unit, Multi-tenanted building on just over 4 ACRES. POWERED GATE/FOB ACCESS for added yard & bay security. 200 AMP power, Fenced storage compounds available (extra\$\$\$) \$5,800/month (including NNN charges) . Bay depth size 80' (4,800 SQ/FT) with two- 12'x16' OHD. Secured compound on the north side of the building. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. (Total lease cost w/ Operational costs of \$4.50/PSF is \$1,800/month) Additional fenced storage compounds are available (extra \$\$\$)

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.