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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

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 \$\$\$)

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