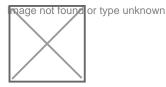


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## **BAY #1 & 2, 4000 LANDRY AVENUE FOR LEASE**

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** 

M

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

**Transaction Type** 

For Lease

Year Built

1980

**Property Sub Type** 

Industrial

Lot Size (Sq. Ft.)

183387

Construction Type

Metal Frame

Cooling

None

Restrictions

None Known

Subdivision

Blindman Industrial Park

Structure Type

Industrial

**Building Area (Sq. Ft.)** 

4800.00

Lot Size (Acres)

4.21

Roof

Membrane.Metal

Heating

Forced Air, Natural Gas, Radiant

Reports

Other Documents

**Nearest Town** 

Red Deer

**Property Type** 

Commercial

Building Area (Sq. M.)

445.93

Footprint (Sq. Ft.)

4800

Foundation

**Poured Concrete** 

Inclusions

N/A

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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