

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 SALE

Businesses and Franchises for Sale > Business for Sale

**Location**

Rural Red Deer County, Alberta

Listing ID:

33502

MLS ID:

A2278131

\$2,250,000



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

 Century 21 Advantage
 403-346-0021

 3 & 5 Van Der Horn Way , Rural Red Deer County , Alberta T4S 2M4

Transaction Type	Title	Days On Market
For Sale	Fee Simple	1
Business Type	Zoning	Subdivision
Industrial	BSI	Blindman Industrial Park
Nearest Town	Building Type	Year Built
Red Deer	Commercial Mix, Manufacturing, Mixed Use, See Remarks	2001
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2522539	14000.00	1300.63
Lot Size (Sq. Ft.)	Lot Size (Acres)	Footprint (Sq. Ft.)
130244	2.99	14000
Construction Type	Roof	Foundation
Metal Frame	Metal	Poured Concrete
Heating	Lot Features	Access to Property
Natural Gas, Radiant	Corner Lot, Low Maintenance Landscape, See Remarks, Yard Drainage	Direct Access, Paved Road, See Remarks
Inclusions	Restrictions	Reports
N/A	None Known	Environmental Phase 1, RPR with Compliance, Title

TWO SHOPS! One Title! FRESH PAVEMENT THROUGH OUT NEWLY SUBDIVIDED SUBDIVISION! Featuring one 10,000 SQ FT STAND ALONE SHOP w/ office spaces developed on both the East & West sides, AND one 4,000 SQ FT STAND ALONE SHOP on 2.99 Acres of FENCED, COMPACTED GRAVEL YARD! 10,000 SQ FT Shop leased out to GFL ENVIRONMENTAL until 2030! (w 5year renewal clause) Paved front drive for customer/ employee parking, along a paved entrance road. NEW LED SHOP LIGHTS in both shops, New office flooring, fresh paint, SEALED FLOOR with separate shop & sewer sumps in each shop, Located in the NEW BLINDMAN INDUSTRIAL AREA- #5 Shop Features 100'x100' long building with 4-14'x16'h DRIVE-THRU BAYS at the front, 6-14'X16'H bay doors at the back, TEN bay doors in total. 5 offices, 2-board rooms, Locked tool crib, 5 baths in total and two undeveloped Mezzanine floors. Low Operations costs (available to interested purchasers) Decent drive-around access provided by drive-thru gate on west side of the property. #3 Shop 40'x100' Shop with a FULLY FENCED yard., Catering to Oilfield/ Mechanical and many other BSI Zoned businesses. Infrared tube heating, well insulated attractive building. High bay LED LIGHTING, large insulated overhead doors, signage on building for your graphics. Secured Yard Spaces. WELL MAINTAINED 40'x 100' DRIVE-THRU SHOP SPACE!. "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, seperate 1.0 ACRE YARD SPACE.. 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.

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.