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## 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

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

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