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INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Rural Red Deer County, Alberta

Listing ID:
33507

MLS ID:
A2278319

\$2,950,000



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

 Century 21 Advantage
 403-346-0021

 8 Van Der Horn Way , Rural Red Deer County , Alberta T4S 2M4

Transaction Type For Sale	Title Fee Simple	Days On Market 104
Business Type Industrial	Zoning BSI	Subdivision Blindman Industrial Park
Nearest Town Red Deer	Building Type Commercial Mix,Manufacturing,Mixed Use,See Remarks	Year Built 2006
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2522539	Building Area (Sq. Ft.) 18500.00	Building Area (Sq. M.) 1718.69
Lot Size (Sq. Ft.) 144619	Lot Size (Acres) 3.32	Footprint (Sq. Ft.) 15500
Construction Type Metal Frame	Roof Metal	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas,Radiant	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports Environmental Phase 1,RPR with Compliance,Title

FOR SALE!! This 18,500 SQ FT STAND ALONE SHOP w/ fresh pavement right to your door, features OVER 19 TOTALLY RENOVATED OFFICES (10 on main, nine above) A board room, shop office, kitchenette, (6,000 office space on two floors) followed by an attached 12,500 sq ft shop. Featuring a COMPACTED & EXTENDED GRAVELLED YARD, NEW LED SHOP LIGHTS, 3 Phase 400AMP power service, WASH BAY / WASH BAY SUMP, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 155'x100' long building on a fenced-3..32 ACRE parcel of land. (5)-14'x16'h at the front, w/ DRIVE-THRU BAYS, Seven bay doors on the back, (12 in total) . . Huge Access to the massive yard. 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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