

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:

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	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	2006
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2522539	18500.00	1718.69
Lot Size (Sq. Ft.)	Lot Size (Acres)	Footprint (Sq. Ft.)
144619	3.32	15500
Construction Type	Roof	Foundation
Metal Frame	Metal	Poured Concrete
Cooling	Heating	Access to Property
Central Air	Forced Air, Natural Gas, Radiant	Direct Access
Inclusions	Restrictions	Reports
N/A	None Known	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.

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.