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## INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
33508

**MLS ID:**  
A2278321

**\$2,100,000**



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

 Century 21 Advantage  
 403-346-0021

 11 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> 2012
<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> 12500.00	<b>Building Area (Sq. M.)</b> 1161.28
<b>Lot Size (Sq. Ft.)</b> 113691	<b>Lot Size (Acres)</b> 2.61	<b>Footprint (Sq. Ft.)</b> 12500
<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Access to Property</b> Direct Access,Paved Road,See Remarks
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Environmental Phase 1,RPR with Compliance,Title

FOR SALE! This 12,500 SQ FT STAND ALONE SHOP w/ 2 offices, common area, 3 baths, NEWLY RENOVATED (approximately 1,000 sq ft) and developed in the north-west corner of the shop. Boasts a 305,000 litre fire-fighting 4-season water vault ONSITE on 2.61 ACRES of FENCED, COMPACTED GRAVEL YARD! Gravelled front drive for customer/ employee parking, NEW LED SHOP LIGHTS, New office flooring, fresh paint , SEALED FLOOR with separate shop & sewer sumps, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 125'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. Decent drive-around access provided by drive-thru gate on east side of the property. 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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