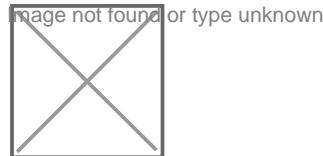


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Rural Red Deer County, Alberta

**Listing ID:**  
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>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	1
<b>Business Type</b>	<b>Zoning</b>	<b>Subdivision</b>
Industrial	BSI	Blindman Industrial Park
<b>Nearest Town</b>	<b>Building Type</b>	<b>Year Built</b>
Red Deer	Commercial Mix, Manufacturing, Mixed Use, See Remarks	2012
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
2522539	12500.00	1161.28
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Footprint (Sq. Ft.)</b>
113691	2.61	12500
<b>Construction Type</b>	<b>Roof</b>	<b>Foundation</b>
Metal Frame	Metal	Poured Concrete
<b>Cooling</b>	<b>Heating</b>	<b>Access to Property</b>
Central Air	Forced Air, Natural Gas, Radiant	Direct Access, Paved Road, See Remarks
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	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.

**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](#).

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