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## 28045 TWP RD 384 FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Red Deer County, Alberta

**Listing ID:**

33730

**MLS ID:**

A2281273

**\$2,590,000** **WESLEY GIESBRECHT** (403) 350-5674 Century 21 Advantage 403-346-0021

28045 TWP RD 384 , Rural Red Deer County , Alberta T4E3E3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> BSI
<b>Subdivision</b> Burnt Lake Indust. Park	<b>Nearest Town</b> Red Deer	<b>Building Type</b> Commercial Mix,Home-Based,Manufacturing,Mixed Use,See Remarks
<b>Year Built</b> 1980	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2420590	<b>Building Area (Sq. Ft.)</b> 13722.00
<b>Building Area (Sq. M.)</b> 1274.80	<b>Lot Size (Sq. Ft.)</b> 369388	<b>Lot Size (Acres)</b> 8.48
<b>Construction Type</b> Metal Frame,Metal Siding ,Mixed,See Remarks,Wood Frame	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Central,Overhead Heater(s),Floor Furnace,Natural Gas,Radiant,See Remarks	<b>Lot Features</b> Farm,Landscaped,Paved,See Remarks,Yard Drainage,Yard Lights
<b>Commercial Amenities</b> Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Outside Storage,See Remarks,Yard Drainage,Yard Lights	<b>Inclusions</b> Fridge, Stove, Dishwasher, Wahser & Dryer, water treatment system, R.O system, Central AC, blinds/ window coverings, garage opener & remote	<b>Restrictions</b> See Remarks
<b>Reports</b> Environmental Phase 1,Leases,RPR,Title		

8.48 Acres virtually in town, with income! A perfect Live/ work combo, with this 1412 sq ft, 5 bed, 2 Bi-level home, with 12'x26' single attached garage, COMPLETELY RENOVATED from windows/ roof, interior and baths, painted cupboards and more. Home yard space beautifully landscaped w/ mature trees, asphalt driveway, features a 36'x50' (1,800 sq ft) heated Quonset, attached to that is a 29'x50 (1450 sq ft) office space w/ two offices - perfect for that home-based operation, and toy/ tractor storage all with flexible BSI County zoning. An additional 60'x100' heated quonset with floor drains, mechanic set up - with smaller office/ bath (currently rented out at \$4,800/month gross) The expansive packed and gravelled Yard with around two acres of packed yard space, with Newly upgraded Power, Gravel and fencing for 21 energized parking stalls/ truck parking, fully leased on annual lease basis between \$150-\$200/stall (\$3,200/month gross) another 34'x90' heated tent-Quonset w/ gravel pad (rented at \$1000/month) . 40' sea-can included, along with over 3.5 acres of future development potential (currently a dirt bike track) which has endless potential. RV rental, sea-can storage yard, all big possibilities (subject to county approval) along with the \$9,000/month in gross income, and future possibilities for additional income, along with space to run your own business, makes this property a real winner. Well & septic service the entire property, and is located on one of Red Deer's busiest Industrial Corners, just off HWY 11A!

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