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4331 GERDTS AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Red Deer County, Alberta



Listing ID:
19729

MLS ID:
A1257629

\$2,990,000



 **DALE RUSSELL**
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 RE/MAX real estate central alberta
 403-343-3020

 4331 Gerdts Avenue , Rural Red Deer County , Alberta T4S 2B3

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| Transaction Type For Sale | Title Fee Simple | Days On Market 593 |
| Year Built 1986 | Lot Size (Acres) 10.00 | Zoning M1 |
| Subdivision Blindman Industrial Park | Nearest Town Red Deer | Building Type Warehouse |
| Structure Type Warehouse | Property Type Commercial | Property Sub Type Industrial |
| Legal Plan 0225368 | Building Area (Sq. Ft.) 28220.00 | Building Area (Sq. M.) 2621.70 |
| Lot Size (Sq. Ft.) 435600 | Construction Type Metal Frame,Metal Siding | Roof Metal |
| Foundation Slab | Electric Three Phase,600 Amp Service | Lot Features Yard Drainage |
| Commercial Amenities Boardroom,Compacted Yard,Floor Drain(s)/Grease Trap(s),Yard Drainage | Access to Property Public | Inclusions N/A |
| Restrictions None Known | Reports None | Heating Overhead Heater(s),Natural Gas,Radiant |

22,800 sq ft shop and 5,520 sq ft office building on 10 acres in Blindman Industrial Park. The shop was built in two phases, the first in 1986 and second in 2000. The original shop is 60' x 225' and has 8 - 14' x 16' doors, mezzanine with large staff room and storage, washrooms, parts bays etc. The newer shop is 80' x 115' with 22' ceilings and 4 drive through bays, one with 18' x 16' doors. The site is serviced with a well and septic tank, and 3 phase, 600 AMP power. There is perimeter chain link security fencing with four gates. The two storey office building is separate from the shop and has a large reception area, executive offices, dispatch office and washrooms on the main floor. There is a large boardroom and several more offices as well as washrooms and storage space on the second floor. The office space was refreshed a few years ago and is in very good condition. The large lot size and drive through bays makes this site perfect for a trucking company or manufacturer. Phase I Environmental is available.

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