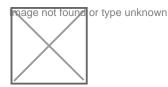


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4331 GERDTS AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Red Deer County, Alberta

Listing ID:

19729 A1257629

\$2,990,000



DALE RUSSELL

(403) 343-3020

RE/MAX real estate central alberta

MLS ID:

403-343-3020

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

593

Year Built

1986

Lot Size (Acres)

10.00

Zoning

ΜI

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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