



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9, 4000 Landry Avenue
Rural Red Deer County, Alberta

MLS # A2235192



\$10

Division: Blindman Industrial Park

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: BSI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

TREMENDOUS HWY 2A EXPOSURE. This END-CAP, 2,400 SQ FT bay!! Situated in a 21,600 sq ft Multi-tenanted building that's demised into 6 units , (Fully tenanted) and situated on just over 4 ACRES. Fenced storage compounds directly adjacent to the bay available (extra\$\$\$) Bay size dimensions are 30'x80' or 2,400SQ FT with 12'x16' OHD. (140'+/-) x 60'(+/-)Secured compound on the north side of the building. Individual bay has two offices and an undeveloped mezzanine. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. Operational costs of \$4.50/PSF NNN costs, puts this bay at an asking price of \$2,900/month plus GST. 3-5 year lease preferred.