



**GRASSROOTS**  
REALTY GROUP

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**4212 Hewlett Drive  
Rural Red Deer County, Alberta**

**MLS # A2253366**



**\$999,000**

**Division:** Blindman Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,967 sq.ft.

**Zoning:** MI

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.04 Acres

**Lot Feat:** -

Exceptional industrial property on 2.04 acres with a total of 9,967 SF across four buildings. The site includes a modernized 2,187.93 SF office trailer with six offices, a boardroom, reception, and washrooms. A 2,040 SF main shop is equipped with radiant heat, exhaust fans, and 225A, 3-phase power. The 1,800 SF fabrication shop offers trench drains, radiant tube heat, and 400A, 600V 3-phase service, plus two 1,200 SF heated Quonset shelters for storage and overflow. An additional 1,520 SF powered Quonset with a concrete floor provides cold storage space. The yard is fully fenced, graveled, and designed for easy truck access, with remote gate entry and security cameras in place. Recent improvements include office and yard cleanup. A well-equipped and versatile property in Blindman Industrial Park.