



GRASSROOTS
REALTY GROUP

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

**A-B, 4008 Landry Avenue
Rural Red Deer County, Alberta**

MLS # A2275615



\$10 per sq.ft.

Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,520 sq.ft.

Zoning: BSI

Heating: Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame

Water: Well

Sewer: Private Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.30 Acres

Lot Feat: -

LEASE This great Shop part of a 17,500 SQ FT , 5-bay building on 3.3 ACRES! Bay A &B, features a 4520 SQ FT BAY, with front & back 14'W X 16'H Bay doors, 400 AMP, 600 volt electrical service, dedicated side yard space for this bay. Small Cold-storage warehouse out to the side (approx 30'x40') shop has 16' clear ceiling height, Jib cranes, Radiant overhead shop heat, Metal Halide/ T5 Lighting. Partially developed mezzanine for potential extra office space. \$4.00/PSF NNN (operating costs) puts the total asking rent at \$5,273.34/month + GST. Visit REALTORS® website for more details.