



**8 Van Der Horn Way
Rural Red Deer County, Alberta**

MLS # A2278319



\$2,950,000

Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,500 sq.ft.

Zoning: BSI

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame

Water: Well

Sewer: Private Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.32 Acres

Lot Feat: -

FOR SALE!! This 18,500 SQ FT STAND ALONE SHOP w/ fresh pavement right to your door, features OVER 19 TOTALLY RENOVATED OFFICES (10 on main, nine above) A board room, shop office, kitchenette, (6,000 office space on two floors) followed by an attached 12,500 sq ft shop. Featuring a COMPACTED & EXTENDED GRAVELLED YARD, NEW LED SHOP LIGHTS, 3 Phase 400AMP power service, WASH BAY / WASH BAY SUMP, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 155'x100' long building on a fenced-3.32 ACRE parcel of land. (5)-14'x16'h at the front, w/ DRIVE-THRU BAYS, Seven bay doors on the back, (12 in total) . . Huge Access to the massive yard. Visit REALTORS® website for more details on this great stand-alone shop in Red Deer County. BSI ZONED, lots of flexibility to operate your business from this space.