



GRASSROOTS
REALTY GROUP

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

11 Van Der Horn Way
Rural Red Deer County, Alberta

MLS # A2278321

\$2,100,000



Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: #5-39207-RR271

Bus. Name: -

Size: 12,500 sq.ft.

Zoning: BSI

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame

Parking: -

Water: Well

Lot Size: 2.61 Acres

Sewer: Private Sewer

Lot Feat: -

Inclusions: N/A

FOR SALE! 6.7% CAP Rate on this FULLY TENANTED (5 year escalation lease-\$11.25/PSF average) 12,500 SQ FT STAND ALONE SHOP w/ 2 offices, common area, 3 baths, NEWLY RENOVATED (approximately 1,000 sq ft) and developed in the north-west corner of the shop. Boasts a 305,000 litre fire-fighting 4-season water vault ONSITE on 2.61 ACRES of FENCED, COMPACTED GRAVEL YARD! Gravelled front drive for customer/ employee parking, NEW LED SHOP LIGHTS, New office flooring, fresh paint , SEALED FLOOR with separate shop & sewer sumps, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 125'x100' long building with 4-14'x16' DRIVE-THRU BAYS at the front, 6-14'X16'H bay doors at the back, TEN bay doors in total. Decent drive-around access provided by drive-thru gate on east side of the property. Visit REALTORS® website for more details on this great INCOME PRODUCING, stand-alone shop in Red Deer County. BSI ZONED, lots of flexibility to operate your business from this space.