



**GRASSROOTS**  
REALTY GROUP

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**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

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** Well

**Sewer:** Private Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.61 Acres

**Lot Feat:** -

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.