

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

## 11 Van Der Horn Way Rural Red Deer County, Alberta

MLS # A2163557



Natural Gas, Radiant

Metal

Well

N/A

Metal Frame

Private Sewer

Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

## **\$10** per sq.ft.

Blindman Industrial Park

DIV	131011.	Biiriaman maacina	Tank
Тур	e:	Industrial	
Bus	. Type:	Industrial	
Sale	e/Lease:	For Lease	
Bld	g. Name:	#5-39207-RR271	
Bus	. Name:	-	
Size	:	12,500 sq.ft.	
Zon	ing:	BSI	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	2.61 Acres
		Lot Feat:	-

This 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, allowing for over featuring 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'h DRIVE-THRU BAYS at the front, 6-14'X16'H bay doors at the back, TEN bay doors in total. Operations costs of \$3.69/PSF operating cost puts the total monthly asking price for this bay at \$14,260.42/month. Decent drive-around access provided by drive-thru gate on east side of the property. 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.

Division: