



**GRASSROOTS**  
REALTY GROUP

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11, 39207 Range Road 271  
Rural Red Deer County, Alberta

MLS # A2163557



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

**Division:** Blindman Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** #5-39207-RR271

**Bus. Name:** -

**Size:** 12,500 sq.ft.

**Zoning:** BSI

**Heating:** 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:** -

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' 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.