\$10 - 11, 39207 Range Road 271, Rural Red Deer County

MLS® #A2163557

\$10

0 Bedroom, 0.00 Bathroom, Commercial on 2.61 Acres

Blindman Industrial Park, Rural Red Deer County, Alberta

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.

Built in 2000

Essential Information

MLS® # A2163557

Price \$10 Bathrooms 0.00







Acres 2.61 Year Built 2000

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 11, 39207 Range Road 271

Subdivision Blindman Industrial Park

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T4S 2M4

Amenities

Parking Spaces 10

Interior

Heating Natural Gas, Radiant

Exterior

Roof Metal

Construction Metal Frame

Foundation Poured Concrete

Additional Information

Date Listed September 9th, 2024

Days on Market 405

Zoning BSI

Listing Details

Listing Office Century 21 Advantage

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