\$13 - 14 & 16 A, 39223 Range Road 271, Rural Red Deer County

MLS® #A2176242

\$13

0 Bedroom, 0.00 Bathroom, Commercial on 10.00 Acres

Blindman Industrial Park, Rural Red Deer County, Alberta

LOOKING FOR BIG SPACE? Boasting 20,606 SQ FT, including a 4,606 stand-alone office space and MASSIVE 16,000 SQ FT SHOP, on a shared 5.6 acres of fenced/ gravelled land.. Apart of a 32,000 sq ft, demised into 2x 16,000 SQ FT spaces. In addition is an stand alone 14+ office spaces & 5 baths building (#14-39223 RR271) on two developed levels. (must take office and north shop together-will not separate) Shop Features 24' High ceilings, Each side features (4) AVIATION style 12'W x 24'H bi-fold doors at the back, Another (3) X 14'W X 18'H on each side, 2 of which are 100' DRIVE-THRU BAYS, (2) additional 14'W X 16'H doors (100' drive thru bays). Take half, or take all 36,606 SQ FT for the entire property! Bathroom, well and septic, a shared yard at the back which features approximately 2.5 ACRES of dedicated gravelled yard space and great access. Great exposure, lots of potential for your expanding company! \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$27,800.93/month +GST Visit REALTORS® website for more details on this great BSI zoned industrial space!







Built in 2014

Essential Information

MLS® # A2176242

Price \$13

Bathrooms 0.00

Acres 10.00

Year Built 2014

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 14 & 16 A, 39223 Range Road 271

Subdivision Blindman Industrial Park

City Rural Red Deer County

County Red Deer County

Province Alberta

Postal Code T4S 2M4

Amenities

Utilities Electricity Available, Natural Gas Available

Parking Spaces 50

Interior

Heating Forced Air, Natural Gas, Radiant

Exterior

Roof Metal

Construction Metal Frame

Foundation Poured Concrete

Additional Information

Date Listed October 28th, 2024

Days on Market 354

Zoning BSI

Listing Details

Listing Office Century 21 Advantage

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