

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

MLS® #A2176242

## \$13

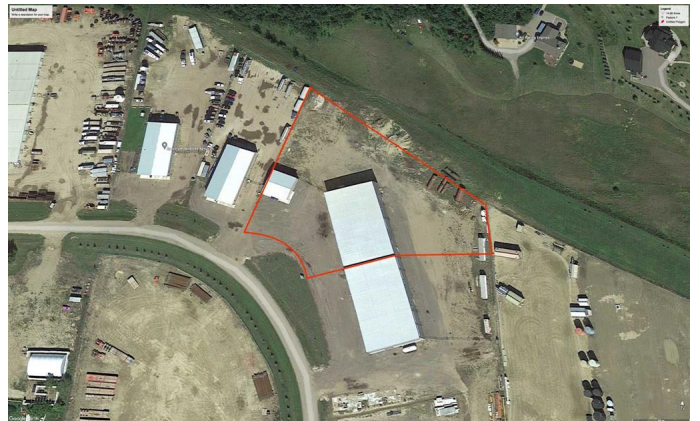
0 Bedroom, 0.00 Bathroom,  
Commercial on 10.00 Acres

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 REALTORSÂ® 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	277
Zoning	BSI

### Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.