



8 Van Der Horn Way Rural Red Deer County, Alberta

MLS # A2255243



\$10 per sq.ft.

Parking:

Lot Size:

Lot Feat:

Division:	Blindman Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	: -
Bus. Name:	-
Size:	18,500 sq.ft.
Zoning:	BSI
	Addl. Cost:
	Based on Year: -
	Utilities:

3.32 Acres

Inclusions: N/A

Metal

Well

Metal Frame

Private Sewer

Floors: Roof:

Exterior:

Water:

Sewer:

This 18,500 SQ FT STAND ALONE SHOP w/ fresh pavement right to your door, features OVER 19 OFFICES (10 on main, nine above) A board room, shop office, kitchenette, (6,000 office space on two floors) followed by an attached 12,500 sq ft shop. Featuring a COMPACTED & EXTENDED GRAVELLED YARD, NEW LED SHOP LIGHTS, 3 Phase 400AMP power service, WASH BAY / WASH BAY SUMP, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 155'x100' long building on a fenced-3..32 ACRE parcel of land. (5)-14'x16'h at the front, w/ DRIVE-THRU BAYS, Seven bay doors on the back, (12 in total). Monthly lease rate at \$10.00 PSF + \$3.79/PSF operating cost puts the total monthly asking price for this bay at \$21,259.58/month + GST. Huge Access to the massive yard. 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.