

**Bay #1 & 2, 4000 Landry Avenue  
Rural Red Deer County, Alberta**

**MLS # A2275397**



**\$4,000 per month**

**Division:** Blindman Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,800 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** Membrane, Metal

**Exterior:** Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 4.21 Acres

**Lot Feat:** -

TREMENDOUS HWY 2A EXPOSURE. This Double bay has a great mix of shop space, mezzanine for storage and three offices, lunch room and a two baths. This END-CAP Unit is apart of a 6 unit, Multi-tenanted building on just over 4 ACRES. POWERED GATE/FOB ACCESS for added yard & bay security. 200 AMP power, Fenced storage compounds available (extra\$\$\$) \$5,800/month (including NNN charges) . Bay depth size 80' (4,800 SQ/FT) with two- 12'x16' OHD. Secured compound on the north side of the building. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. (Total lease cost w/ Operational costs of \$4.50/PSF is \$1,800/month) Additional fenced storage compounds are available (extra \$\$\$)