

**A-B, 4008 Landry Avenue  
Rural Red Deer County, Alberta**

**MLS # A2275615**



**\$10 per sq.ft.**

**Division:** Blindman Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,520 sq.ft.

**Zoning:** BSI

**Heating:** Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** Well

**Sewer:** Private Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.30 Acres

**Lot Feat:** -

LEASE This great Shop part of a 17,500 SQ FT , 5-bay building on 3.3 ACRES! Bay A &B, features a 4520 SQ FT BAY, with front & back 14'W X 16'H Bay doors, 400 AMP, 600 volt electrical service, dedicated side yard space for this bay. Small Cold-storage warehouse out to the side (approx 30'x40') shop has 16' clear ceiling height, Jib cranes, Radiant overhead shop heat, Metal Halide/ T5 Lighting. Partially developed mezzanine for potential extra office space. \$4.00/PSF NNN (operating costs) puts the total asking rent at \$5,273.34/month + GST. Visit REALTORS&reg; website for more details.