

**3 & 5 Van der Horn Way
Rural Red Deer County, Alberta**
MLS # A2278131

\$2,250,000

Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: 3 & 5 Van der Horn Way

Bus. Name: -

Size: 14,000 sq.ft.

Zoning: BSI

Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame

Parking: -

Water: Well

Lot Size: 2.99 Acres

Sewer: Private Sewer

Lot Feat: Corner Lot, Low Maintenance Landscape, See Remarks,

Inclusions: N/A

TWO SHOPS! One Title! GREAT INVESTMENT PROPERTY at a 7.4% CAP RATE! Boasting a fully-tenanted, long-term leases in place, with \$167,500/ year income (average five year) Featuring FRESH PAVEMENT THROUGH OUT NEWLY SUBDIVIDED SUBDIVISION! Featuring one 10,000 SQ FT STAND ALONE SHOP w/ office spaces developed on both the East & West sides, AND one 4,000 SQ FT STAND ALONE SHOP on 2.99 Acres of FENCED, COMPACTED GRAVEL YARD! 10,000 SQ FT Shop leased out to GFL ENVIRONMENTAL until 2030! (w 5year renewal clause) Paved front drive for customer/ employee parking, along a paved entrance road. NEW LED SHOP LIGHTS in both shops, New office flooring, fresh paint , SEALED FLOOR with separate shop & sewer sumps in each shop, Located in the NEW BLINDMAN INDUSTRIAL AREA- #5 Shop Features 100'x100' long building with 4-14" x 16" DRIVE-THRU BAYS at the front, 6-14'X16'H bay doors at the back, TEN bay doors in total. 5 offices, 2-board rooms, Locked tool crib, 5 baths in total and two undeveloped Mezzanine floors. Low Operations costs, Decent drive-around access provided by drive-thru gate on west side of the property. #3 Shop 40'x100' Shop with a FULLY FENCED yard., Catering to Oilfield/ Mechanical and many other BSI Zoned businesses. Infrared tube heating, well insulated attractive building. High bay LED LIGHTING, large insulated overhead doors, signage on building for your graphics. Secured Yard Spaces. WELL MAINTAINED 40'x 100' DRIVE-THRU SHOP SPACE!. "19 foot ceilings throughout, all steel (interior & exterior) overhead infrared heaters, a 16' wide by 16' high doors and one other shop 12'x16' door at the back. Reception, two offices/ 2 baths, Fully fenced & secure, separate 1.0 ACRE YARD SPACE.. Visit REALTORS®; website

for more details on this GRAND INVESTMENT PROPERTY, with two stand-alone shops on one title in Red Deer County. BSI ZONED.