

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

MLS® #A2176242

\$13

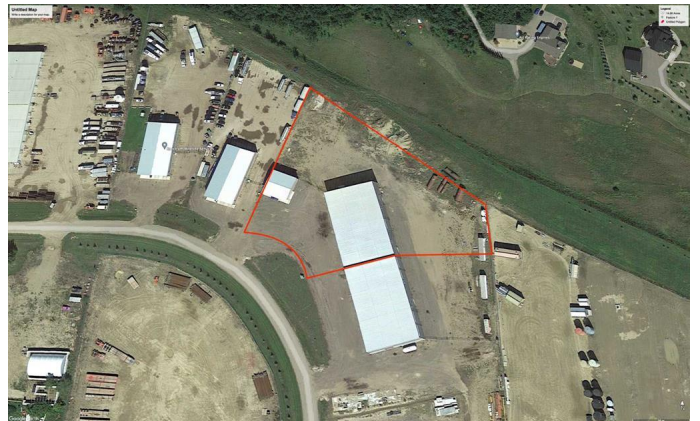
0 Bedroom, 0.00 Bathroom,
Commercial on 10.00 Acres

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 | 175 |
| Zoning | BSI |

Listing Details

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

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