

9, 4000 Landry Avenue  
Rural Red Deer County, Alberta

MLS # A2235192



# \$10

**Division:** Blindman Industrial Park

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** BSI

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

TREMENDOUS HWY 2A EXPOSURE. This END-CAP, 2,400 SQ FT bay!! Situated in a 21,600 sq ft Multi-tenanted building that's demised into 6 units , ( Fully tenanted) and situated on just over 4 ACRES. Fenced storage compounds directly adjacent to the bay available (extra\$\$\$) Bay size dimensions are 30'x80' or 2,400SQ FT with 12'x16' OHD. (140'+/-) x 60'(+/-)Secured compound on the north side of the building. Individual bay has two offices and an undeveloped mezzanine. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. Operational costs of \$4.50/PSF NNN costs, puts this bay at an asking price of \$2,900/month plus GST. 3-5 year lease preferred.