

780-832-5880

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## 3 Van Der Horn Way Rural Red Deer County, Alberta

MLS # A2262659



In Floor, Radiant

Metal

Well

N/A

Metal Frame

Private Sewer

**Heating:** 

**Exterior:** 

Water:

Sewer:

Inclusions:

Floors: Roof:

## \$14 per sq.ft.

Blindman Industrial Park

Type:	Industrial	
Bus. Type:	Industrial ,Warehou	se
Sale/Lease:	For Lease	
Bldg. Name:	3 Van Der Horn Way	
Bus. Name:	-	
Size:	4,000 sq.ft.	
Zoning:	BSI	
	Addl. Cost:	_
	Addi. Cost:	
	Based on Year:	-
		-
	Based on Year:	- -
	Based on Year: Utilities:	- - 1.00 Acre
	Based on Year: Utilities: Parking:	- - 1.00 Acre

40'x100' Shop with a FULLY FENCED yard. FRESH PAVEMENT THROUGH OUT SUBDIVISION! Catering to Oilfield/ Mechanical and many other BSI Zoned businesses. Infrared tube heating, well insulated attractive building. High bay metal hallights, large insulated overhead doors, signage on building for your graphics. Secured Yard Spaces. WELL MAINTAINED 40'x 100' DRIVE-THRU SHOP SPACE! Located on a corner lot in Blindman Industrial Park. "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 0.5ACRE YARD SPACE. Good drainage, newly gravelled yard. A perfect spot for HEAVY DUTY MECHANICS, OILFIELD SERVICE COMPANY, TRUCKING COMPANY & more. Option 1-2 ACRE yard space directly across from this bay is available at an additional charge if needed.

Division: