

3 Van Der Horn Way
Rural Red Deer County, Alberta

MLS # A2262659



\$12 per sq.ft.

Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial ,Warehouse

Sale/Lease: For Lease

Bldg. Name: 3 Van Der Horn Way

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: BSI

Heating: In Floor, Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame

Water: Well

Sewer: Private Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.00 Acre

Lot Feat: -

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 LED LIGHTING, 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 1.0 ACRE YARD SPACE. Good drainage, newly gravelled yard. A perfect spot for HEAVY DUTY MECHANICS, OILFIELD SERVICE COMPANY, TRUCKING COMPANY & more. Optional 1-2 ACRE yard space directly across from this bay is available at an additional charge if needed. \$4,166.67/Month basic rent, \$1,250/month NNN costs for a total of \$5,416.67/month + GST