

**Bay #1 & 2, 4000 Landry Avenue
Rural Red Deer County, Alberta**

MLS # A2275397



\$4,000 per month

Division: Blindman Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: -

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane, Metal

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 4.21 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

TREMENDOUS HWY 2A EXPOSURE. This Double bay has a great mix of shop space, mezzanine for storage and three offices, lunch room and a two baths. This END-CAP Unit is apart of a 6 unit, Multi-tenanted building on just over 4 ACRES. POWERED GATE/FOB ACCESS for added yard & bay security. 200 AMP power, Fenced storage compounds available (extra \$\$\$) \$5,800/month (including NNN charges) . Bay depth size 80' (4,800 SQ/FT) with two- 12'x16' OHD. Secured compound on the north side of the building. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. (Total lease cost w/ Operational costs of \$4.50/PSF is \$1,800/month) Additional fenced storage compounds are available (extra \$\$\$)