

11 Van Der Horn Way
Rural Red Deer County, Alberta

MLS # A2163557



\$10 per sq.ft.

Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: 11 Van der Horn Way

Bus. Name: -

Size: 12,500 sq.ft.

Zoning: BSI

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame

Water: Well

Sewer: Private Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.61 Acres

Lot Feat: -

FOR LEASE This 12,500 SQ FT STAND ALONE SHOP w/ 2 offices, common area, 3 baths, NEWLY RENOVATED (approximately 1,000 sq ft) and developed in the north-west corner of the shop. Boasts a 305,000 litre fire-fighting 4-season water vault ONSITE on 2.61 ACRES of FENCED, COMPACTED GRAVEL YARD! Gravelled front drive for customer/ employee parking, NEW LED SHOP LIGHTS, New office flooring, fresh paint , SEALED FLOOR with separate shop & sewer sumps, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 125'x100' long building with 4-14'x16' DRIVE-THRU BAYS at the front, 6-14'X16'H bay doors at the back, TEN bay doors in total. Decent drive-around access provided by drive-thru gate on east side of the property. Visit REALTORS® website for more details on this great stand-alone shop in Red Deer County. BSI ZONED, lots of flexibility to operate your business from this space. Operations costs of \$3.75/PSF operating cost puts the total monthly asking price for this bay at \$14,322.92/month.