

17, 39207 Range Road 271  
Rural Red Deer County, Alberta

MLS # A2176243



## \$12 per sq.ft.

<b>Division:</b>	Blindman Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Repair-Specialty,Construction/Contractor,Industrial ,Manufacturing,Other
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	16,000 sq.ft.
<b>Zoning:</b>	BSI

<b>Heating:</b>	Forced Air, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity, Natural Gas
<b>Exterior:</b>	Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	Well	<b>Lot Size:</b>	4.09 Acres
<b>Sewer:</b>	Private Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

MASSIVE 16,000 sq ft shop on Fenced, Secured, newly gravelled/packed 2.0 acre yard. Newly developed office space - 2 offices plus reception area, undeveloped mezzanine and a brand new shop bathroom. 5- 16'x16' Sunshine doors, 1- 20'Wx 16'H overhead door, 22' ceiling height. Great exposure, lots of potential for your expanding company! Introductory price of \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$21,546.67/month +GST.