

# \$13 - 14 & 16 A, 39223 Range Road 271, Rural Red Deer County

MLS® #A2176242

## \$13

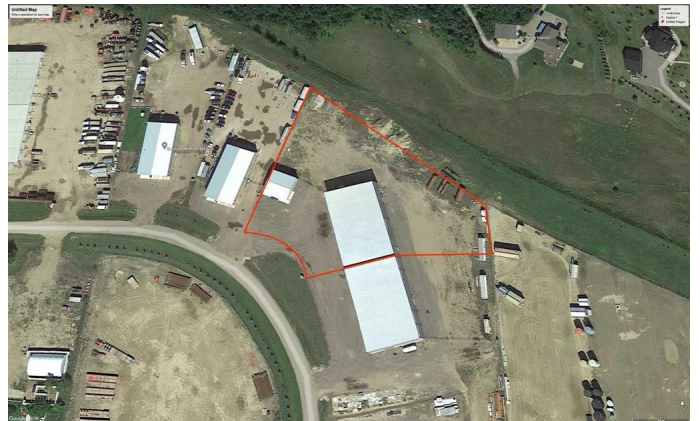
0 Bedroom, 0.00 Bathroom,  
Commercial on 10.00 Acres

Blindman Industrial Park, Rural Red Deer  
County, Alberta

LOOKING FOR BIG SPACE? Boasting 20,606 SQ FT , including a 4,606 stand-alone office space and MASSIVE 16,000 SQ FT SHOP, on a shared 5.6 acres of fenced/ gravelled land.. Apart of a 32,000 sq ft, demised into 2x 16,000 SQ FT spaces. In addition is an stand alone 14+ office spaces & 5 baths building (#14-39223 RR271) on two developed levels. (must take office and north shop together-will not separate) Shop Features 24' High ceilings, Each side features (4) AVIATION style 12'W x 24'H bi-fold doors at the back, Another (3) X 14'W X 18'H on each side , 2 of which are 100' DRIVE-THRU BAYS, (2) additional 14'W X 16'H doors (100' drive thru bays) . Take half, or take all 36,606 SQ FT for the entire property! Bathroom, well and septic, a shared yard at the back which features approximately 2.5 ACRES of dedicated gravelled yard space and great access. Great exposure, lots of potential for your expanding company! \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$27,800.93/month +GST Visit REALTORSÂ® website for more details on this great BSI zoned industrial space!

Built in 2014

## Essential Information



MLS® #	A2176242
Price	\$13
Bathrooms	0.00
Acres	10.00
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	14 & 16 A, 39223 Range Road 271
Subdivision	Blindman Industrial Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M4

### Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	50

### Interior

Heating	Forced Air, Natural Gas, Radiant
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### Exterior

Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 28th, 2024
Days on Market	320
Zoning	BSI

### Listing Details

Listing Office	Century 21 Advantage
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