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3, 4000 LANDRY AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Rural Red Deer County, Alberta



Listing ID:
29469

MLS ID:
A2195357

\$10



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 3, 4000 Landry Avenue , Rural Red Deer County , Alberta T4S 2B3

Transaction Type For Lease	Days On Market 2	Zoning MI
Subdivision Blindman Industrial Park	Nearest Town Red Deer County	Building Type Commercial Mix,Manufacturing,Mixed Use,Office Building,Retail,See Remarks,Warehouse
Year Built 1980	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7822180	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Lot Size (Sq. Ft.) 191664	Lot Size (Acres) 4.40
Footprint (Sq. Ft.) 2400	Roof Membrane	Foundation Poured Concrete
Cooling None	Heating Forced Air,Natural Gas,Radiant	Access to Property Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,Paved Road
Inclusions N/A	Restrictions None Known	Reports Other Documents

TREMENDOUS HWY 2A EXPOSURE. This 2,400 SQ FT bay HAS HAD A COMPLETE OFFICE RENOVATION!! Multi-tenanted building that's demised into 6 units , (5 of which are tenanted) and situated on just over 4 ACRES. Large Fenced storage compounds available (extra\$\$\$) Common area big trucking available. Bay size dimensions are 30'x80' or 2,400 SQ FT with 12'x16' High OHD, 19'-20' bay ceiling height. Ample parking for trucks, trailers & more. Individual bay has two offices, a half bath and an undeveloped mezzanine. NEW ROOF IN 2019. Shared yard w/ common access. Newly re-packed, gravelled and graded yard. Operational costs of \$4.50/PSF. (\$2,900/month + power/ gas)

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