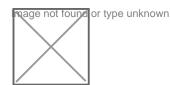


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (403) 350-5674

□ Century 21 Advantage

403-346-0021

M

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

Transaction TypeDays On MarketZoningFor Lease2MI

Building Type

 Subdivision
 Nearest Town
 Commercial Mix, Manufacturing, Mixed

Blindman Industrial Park Red Deer County Use,Office Building,Retail,See

Remarks, Warehouse

Year BuiltStructure TypeProperty Type1980IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 7822180 2400.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

222.97 191664 4.40

Footprint (Sq. Ft.)RoofFoundation2400MembranePoured Concrete

Access to Property

 Cooling
 Heating
 Accessible to Major Traffic Route, Direct

None Forced Air, Natural Gas, Radiant Access, On Major Traffic Route, Paved

Road

Inclusions Restrictions Reports

N/A None Known 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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