

# \$10 - 11, 39207 Range Road 271, Rural Red Deer County

MLS® #A2163557

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.61 Acres

Blindman Industrial Park, Rural Red Deer  
County, Alberta

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, allowing  
for over featuring 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. Operations costs of  
\$3.69/PSF operating cost puts the total  
monthly asking price for this bay at  
\$14,260.42/month. 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.

Built in 2000

## Essential Information

MLS® #	A2163557
Price	\$10
Bathrooms	0.00



Acres	2.61
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	11, 39207 Range Road 271
Subdivision	Blindman Industrial Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M4

### **Amenities**

Parking Spaces	10
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### **Interior**

Heating	Natural Gas, Radiant
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### **Exterior**

Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 9th, 2024
Days on Market	207
Zoning	BSI

### **Listing Details**

Listing Office	Century 21 Advantage
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