

# \$13 - 17, 39207 Range Road 271, Rural Red Deer County

MLS® #A2176243

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.09 Acres

Blindman Industrial Park, Rural Red Deer  
County, Alberta

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.

Built in 2014

## Essential Information

MLS® #	A2176243
Price	\$13
Bathrooms	0.00
Acres	4.09
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	17, 39207 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

### **Interior**

Heating Forced Air, Radiant

### **Exterior**

Roof Metal  
Construction Metal Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed October 28th, 2024  
Days on Market 156  
Zoning BSI

### **Listing Details**

Listing Office Century 21 Advantage

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