

\$10 - 9, 4000 Landry Avenue, Rural Red Deer County

MLS® #A2176443

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Blindman Industrial Park, Rural Red Deer
County, Alberta

TREMENDOUS HWY 2A EXPOSURE. This
END-CAP, 2,400 SQ FT bay!! Situated in a
21,600 sq ft Multi-tenanted building that's
demised into 6 units , (Fully tenanted) and
situated on just over 4 ACRES. Fenced
storage compounds directly adjacent to the
bay available (extra\$\$\$) Bay size dimensions
are 30'x80' or 2,400SQ FT with 12'x16' OHD.
(140'+/-) x 60'+/-)Secured compound on the
north side of the building. Individual bay has
two offices 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
NNN costs, puts this bay at an asking price of
\$2,900/month plus GST. 3-5 year lease
preferred. Ask about the free rent incentive!

Built in 1980

Essential Information

MLS® #	A2176443
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Business
Status	Active

Community Information



Address	9, 4000 Landry Avenue
Subdivision	Blindman Industrial Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2B3

Additional Information

Date Listed	October 30th, 2024
Days on Market	153
Zoning	BSI

Listing Details

Listing Office	Century 21 Advantage
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