

\$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'™h 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	250
Zoning	BSI

Listing Details

Listing Office	Century 21 Advantage
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