

# \$5 - 30, 35441 Range Road 21, Rural Red Deer County

MLS® #A2240132

**\$5**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Red Deer County, Alberta

Available for lease: 16,800 sq. ft. of versatile commercial warehouse space 13 minutes West of Innisfail. Located in a newer (2010) concrete building featuring 20' ceilings and a durable concrete floor. The layout includes one office with a reception area on the main floor, plus a second-floor coffee room and bathroom. Ideal for logistics or industrial use, the property offers three 10'x8' loading dock doors, one 16'x16' ground-level door, and an oversized 18'x25' ground-level door. Ample parking and yard space to enhance functionality. The space is currently serviced with 3-phase, 750 Kva power, landlord will downgrade the power service if tenant doesn't require that amount. Tenant responsible for utilities.

Built in 2010

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2240132   |
| Price      | \$5        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2010       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 30, 35441 Range Road 21 |
| Subdivision | NONE                    |
| City        | Rural Red Deer County   |
| County      | Red Deer County         |
| Province    | Alberta                 |
| Postal Code | T4G 0M8                 |

### **Interior**

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
|---------|----------------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 30              |
| Zoning         | AG              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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