

# \$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 |
|----------------|----|

### Interior

|         |                      |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Metal           |
| Construction | Metal Frame     |
| Foundation   | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 350                 |
| Zoning         | BSI                 |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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