

# \$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	330
Zoning	BSI

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.