

\$10 - 3, 4000 Landry Avenue, Rural Red Deer County

MLS® #A2195357

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 4.40 Acres

Blindman Industrial Park, Rural Red Deer
County, Alberta

TREMENDOUS HWY 2A EXPOSURE. This 2,400 SQ FT bay HAS HAD A COMPLETE OFFICE RENOVATION!! Multi-tenanted building that's demised into 6 units , (5 of which are tenanted) and situated on just over 4 ACRES. Large Fenced storage compounds available (extra\$\$\$) Common area big trucking available. Bay size dimensions are 30'x80' or 2,400 SQ FT with 12'x16' High OHD, 19'-20' bay ceiling height. Ample parking for trucks, trailers & more. Individual bay has two offices, a half bath 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. (\$2,900/month + power/ gas)

Built in 1980

Essential Information

MLS® #	A2195357
Price	\$10
Bathrooms	0.00
Acres	4.40
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	3, 4000 Landry Avenue
Subdivision	Blindman Industrial Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2B3

Amenities

Parking Spaces	6
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Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	None

Exterior

Roof	Membrane
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	42
Zoning	MI

Listing Details

Listing Office	Century 21 Advantage
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