

# \$10 - 9, 4000 Landry Avenue, Rural Red Deer County

MLS® #A2235192

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Blindman Industrial Park, Rural Red Deer  
County, Alberta

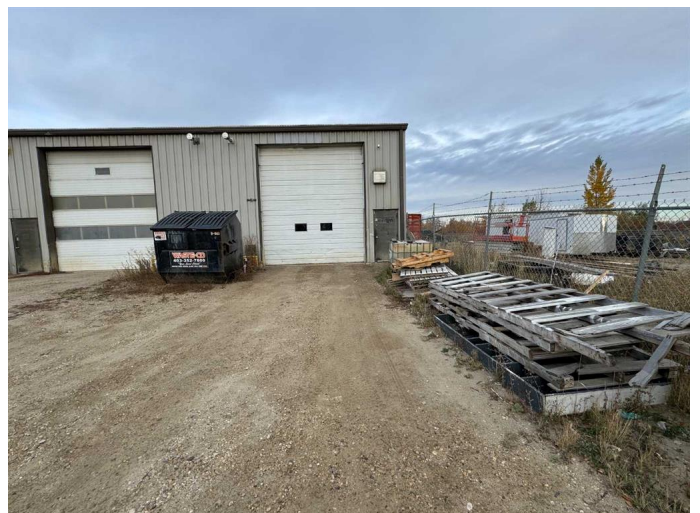
TREMENDOUS HWY 2A EXPOSURE. This END-CAP, 2,400 SQ FT bay!! Situated in a 21,600 sq ft Multi-tenanted building that's demised into 6 units , ( Fully tenanted) and situated on just over 4 ACRES. Fenced storage compounds directly adjacent to the bay available (extra\$\$\$) Bay size dimensions are 30'x80' or 2,400SQ FT with 12'x16' OHD. (140'+/-) x 60'(+/-)Secured compound on the north side of the building. Individual bay has two offices 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 NNN costs, puts this bay at an asking price of \$2,900/month plus GST. 3-5 year lease preferred.

Built in 1980

## Essential Information

MLS® #	A2235192
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	9, 4000 Landry Avenue
Subdivision	Blindman Industrial Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2B3

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	69
Zoning	BSI

### **Listing Details**

Listing Office	Century 21 Advantage
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