

# \$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

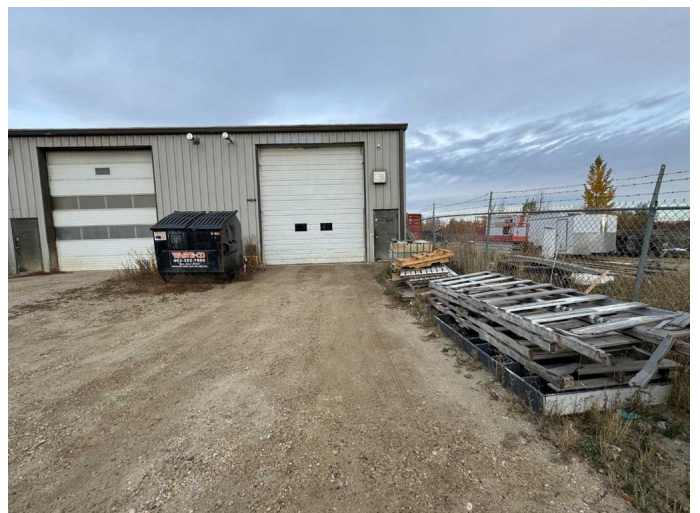
TREMENDOUS HWY 2A EXPOSURE. This  
END-CAP, 2,400 SQ FT bay!! Situated in a  
21,600 sq ft Multi-tenanted building that's  
demised into 6 units , ( Fully tenanted) and  
situated on just over 4 ACRES. Fenced  
storage compounds directly adjacent to the  
bay available (extra\$\$\$) Bay size dimensions  
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 | 108             |
| Zoning         | BSI             |

### **Listing Details**

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

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