

CENTURY 21[®]

Advantage

FOR SALE



3.32 Acre
yard, fenced,
compact Yard!

\$2,950,000 Asking Price

8 Van der Horn Way

RED DEER COUNTY, AB

FEATURING:

- 18,500 sq ft in total, 6,000 sq ft office space (19 offices 2 boardrooms & 3 baths) on two levels
- 12,500 SQ FT SHOP-6 DRIVE THRU BAYS (12'x16'OHDs)
- 3.32 Acres of Fenced/ Gravelled/ secure yard

WES GIESBRECHT | 403.350.5674 | WES@ADVANTAGECOMMERCIAL.CA



C21-ADVANTAGE COMMERCIAL
SUITE 905, 4747-67TH STREET
RED DEER, ALBERTA
T4N-6H3

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



MUNICIPAL ADDRESS

**8 Van der Horn Way
RED DEER COUNTY, AB, T4S 2M4**

LEGAL DESCRIPTION **Plan: 2522539
Block: 2
Lot: 6 (3.32 Acres)**

TOTAL SIZE: **18,500 SQ FT**

SHOP AREA: **12,500 SQ FT
(100' deep X 125' wide) 13-OHD's- 6 DRIVE THRU
BAYS
100' deep WASH BAY**

OFFICE(S) 6000 SQ FT **19 offices**

BOARDROOMS: **2**

SITE AREA: **3.32 ACRES**

AVAILABILITY: **VACANT**

SERVICES: **DRILLED WELL & SEPTIC
SYSTEM**

ZONING: **BSI- built in 2006**

OPERATIONAL COST (2025)

Taxes (2025 RATE) **\$14,862.00/ 2025 year**

**Operational Costs (ins,
Landscaping/snow/
insurance septic/water)** **\$29,972 / 2025 year**

TOTAL OP COSTS: **\$44,834 or \$2.42 /PSF*
(Hard Costs)**



MUNICIPAL ADDRESS

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RED DEER COUNTY, AB, T4S 2M4

- TINNED ROOF/ EXTERIOR & SOME INTERIOR

- NEW SUMP/ SHOP DRAINAGE SYSTEM

- ALL NEW FLOORING THROUGHTOUT OFFICES SPACES

- FRESH PAINT THROUGHOUT OFFICE

- FRESHLY PAVED ROADS/ EMPLOYEE PARKING COMPOUND ONSITE

- 3- PHASE 400 AMP/ 240 V POWER

- FRESHLY GROOMED/ PACKED YARD SPACE

- CORNER-LOT, WEST SIDE MAIN-GATE



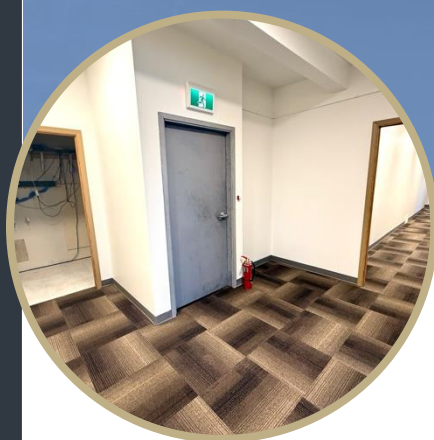
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OFFICES

19 LARGE OFFICES (2-story), COMMON AREA, RECEPTION AREA, COFFEE/KITCHENETTE AREA, BOARD ROOM



13-BAY DOORS

6- 14'X16' DOORS AT THE FRONT, SIX OF WHICH ARE DRIVE THRU, 13 BAY DOORS IN TOTAL



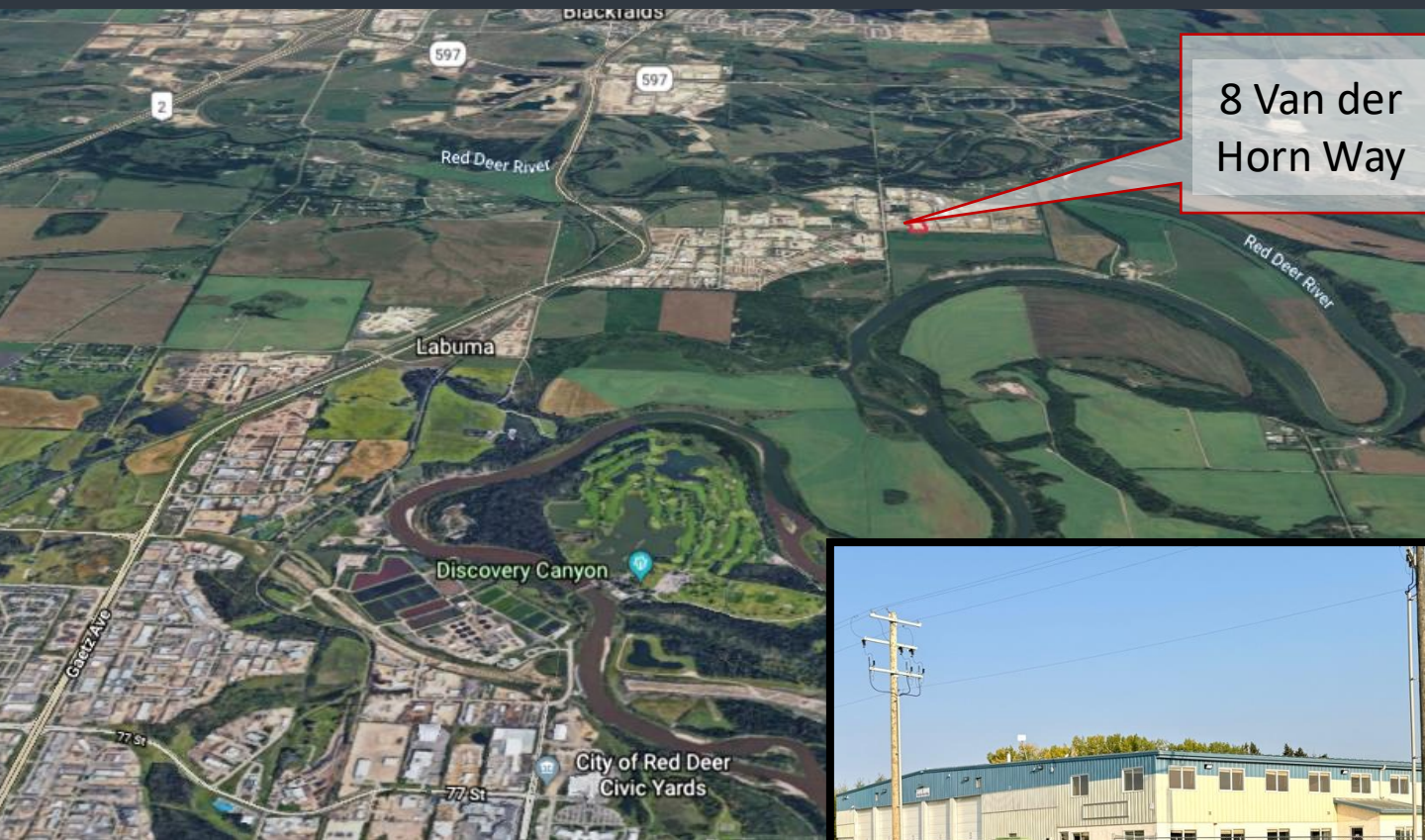
PARKING

PAVED EMPLOYEE COMPOUND, SIDE DRIVE GATE ON WEST- SIDE OF PROPERTY

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Located 170 kms north of Calgary, 140 kms south of Edmonton in
Red Deer County's Blindman Industrial Park
Minutes from Highway 2, 2A, Highway 11A and Highway 597

CALL TODAY FOR YOUR PRIVATE VIEWING

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