

CENTURY 21®

Advantage

FOR SALE



8.68 Acre
yard, fenced
compact Ya



\$2,590,000 Asking Price

28045 TWP RD 384

RED DEER COUNTY, AB

FEATURING:

- Over 13,700 sq ft in house, shops, office and storage
- 12,500 SQ FT SHOP-6 DRIVE THRU BAYS (12'x16' OHDs)
- 3.5+ACRES of "Future Use" land
- Current income \$9,000/month

WES GIESBRECHT | 403.350.5674 | WES@ADVANTAGECOMMERCIAL.CA

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



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MUNICIPAL ADDRESS

**28045 TWP RD 384
RED DEER COUNTY, AB,**

LEGAL DESCRIPTION

**Plan: 2420590
Block: 2
Lot 1 (8.68 Acres)**

TOTAL SIZES:

13,722 SQ FT

HOUSE:

**1,412 SQ FT
5-beds/ 2 baths
Major Reno's Completed**

SHOP AREAS: (3 in total)

**- 6,000 SQ FT
(100' deep X 60' wide) w/
3-OHD's-
- 1,800 SQ FT heated
Quonset 1 OHD
- 3,060 heated Tent.
2-OHD**

OFFICE

**1,450 SQ FT w/ reception, 2
offices and storage room**

SITE AREA:

8.68 ACRES

AVAILABILITY:

**Immediate/ Subject to
tenancy**

SERVICES:

**DRILLED WELL & SEPTC
SYSTEM**

ZONING:

BSI- built in 1980

Taxes (2025)

\$18,827/ 2025 year

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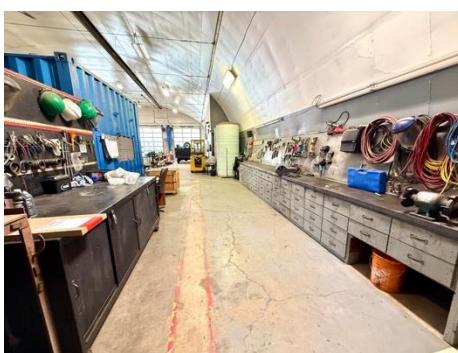


36'x50' (1,800 sq ft) heated Quonset, attached to that is a 29'x50 (1450 sq ft) office space w/ two offices - perfect for the toy/ tractor storage and all with flexible BSI County zoning

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60'x100' heated Quonset with floor drains, mechanic set up - with smaller office/ bath (currently rented out at \$4,800/month gross)



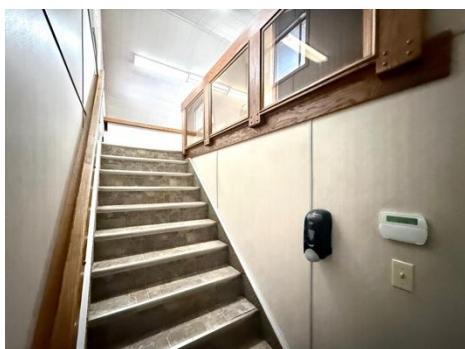
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Attached to the northern half of the 36'x50' heated Quonset, is this 29'x50 (1450 sq ft) office space w/ two offices - perfect for that home-based operation, currently vacant.



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34'x90' heated tent-Quonset w/ graveled/ packed base. 2-12'x14'h OHD's- great access (currently rented at \$1000/month. Newly upgraded Power, Gravel and fencing for 21 energized parking stalls/ truck parking, fully leased on annual lease basis between \$150- \$200/stall (\$3,200/month gross)



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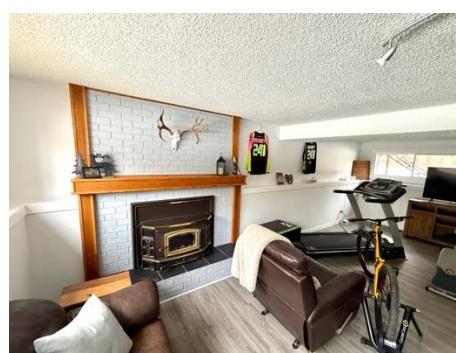
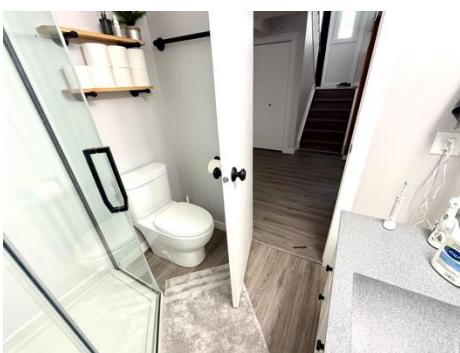
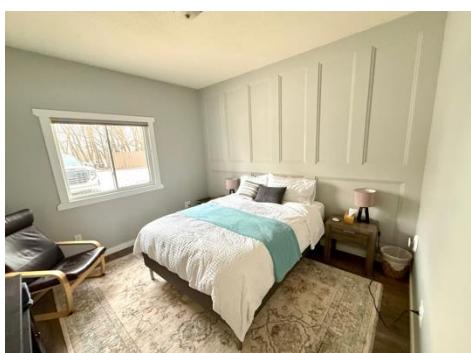
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A perfect Live/ work combo, with this 1412 sq ft, 5 bed, 2 Bi-level home, with 12'x26' single attached garage, COMPLETELY RENOVATED from windows/ roof, interior and baths, painted cupboards and more. Home yard space beautifully landscaped w/ mature trees, asphalt driveway



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POWERED TRUCK PARKING

21 stalls, all rented between \$150/month & \$200/month- Yearly leases- currently bringing in \$3,200/month Gross

6-x100'-3 BAY SHOP w/ SMALL OFFICE

Currently leased to three individual tenants for \$4,800/month-gross-yearly leases in place

34'x90' HEATED TENT

Leased out currently to one tenant for \$1,000/month- Gross lease- yearly

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8 Van der
Horn Way

8.48 Acres virtually in town, with income! A perfect Live/ work combo, with this 1412 sq ft, 5 bed, 2 Bi-level home, with 12'x26' single attached garage, COMPLETELY RENOVATED from windows/ roof, interior and baths, painted cupboards and more. Home yard space beautifully landscaped w/ mature trees, asphalt driveway, features a 36'x50' (1,800 sq ft) heated Quonset, attached to that is a 29'x50 (1450 sq ft) office space w/ two offices - perfect for that home-based operation, and toy/ tractor storage all with flexible BSI County zoning. An additional 60'x100' heated Quonset with floor drains, mechanic set up - with smaller office/ bath (currently rented out at \$4,800/month gross) The expansive packed and graveled Yard with around two acres of packed yard space, with Newly upgraded Power, Gravel and fencing for 21 energized parking stalls/ truck parking, fully leased on annual lease basis between \$150- \$200/stall (\$3,200/month gross) another 34'x90' heated tent-Quonset w/ gravel pad (rented at \$1000/month) . 40' sea-can included, along with over 3.5 acres of future development potential (currently a dirt bike track) which has endless potential. RV rental, sea-can storage yard, all big possibilities (subject to county approval) along with the \$9,000/month in gross income, and future possibilities for additional income, along with space to run your own business, makes this property a real winner. Well & septic service the entire property, and on one of Red Deer's busiest Industrial Corners, just off HWY 11A!

CALL TODAY FOR YOUR PRIVATE VIEWING

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