

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

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

**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: **- 6,000 SQ FT**
(3 in total) **(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 & SEPTIC**
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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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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8.48 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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