

FOR SALE


28064

Township Road 383A

RED DEER | AB

±10.60 Acres For Sale
With Direct Exposure To
David Thompson Highway/
Highway 11

Fenced and graveled yard
with site development opportunity.

 [VIEW ONLINE collierscanada.com/24377](https://collierscanada.com/24377)



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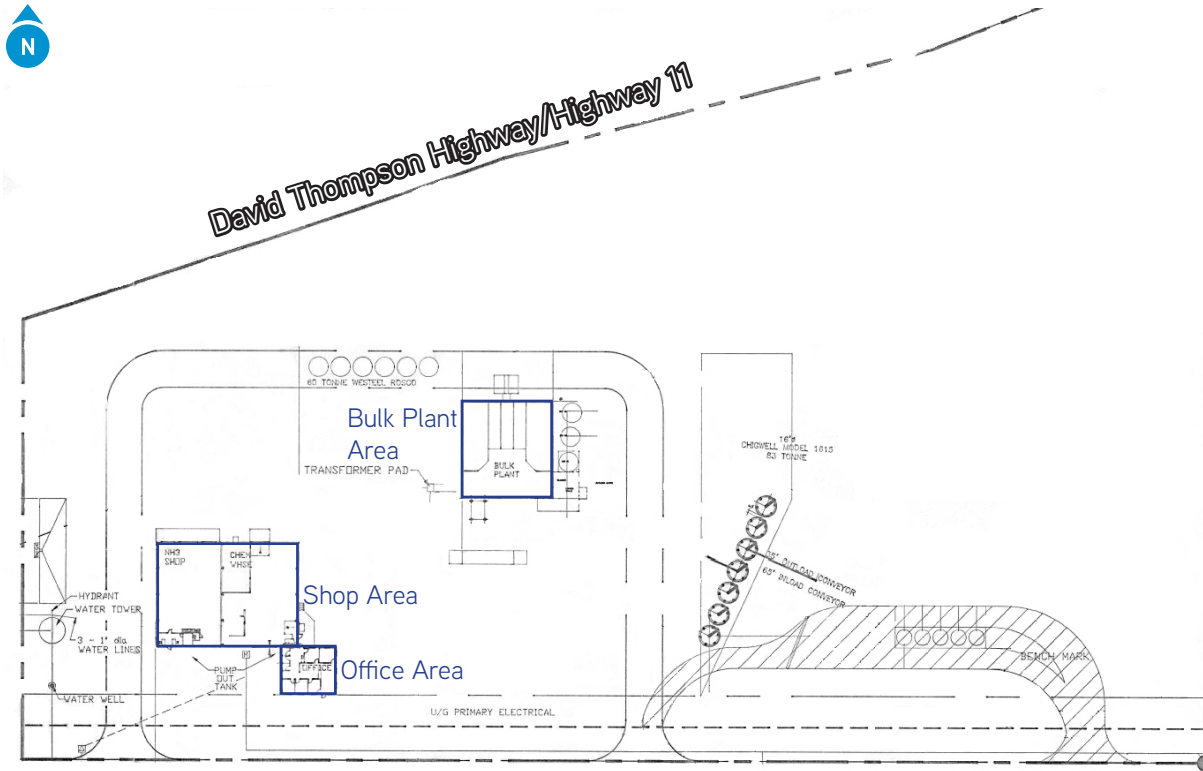
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CLOCKWISE FROM TOP LEFT: Office Building // Bulk Plant Area // Interior Shop Area // Interior Shop Area // Shop Loading Area



BUILDING SPECIFICATIONS

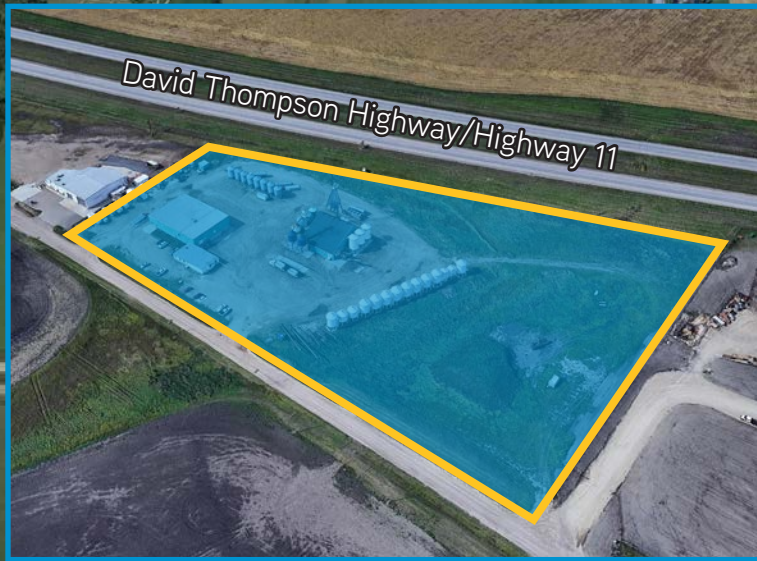
Location:	Red Deer County
Zoning:	BSI - Business Service Industrial
Year Built:	1992
Office Area:	±1,512 SF (Recent Addition)
Shop Area:	±8,800 SF
Bulk Plant Area:	±5,208 SF
Total Building Area:	±15,520 SF
Site Size:	±10.60 Acres
Ceiling Height:	21'7" To Highest Point
Power:	120 Volts, 125 Amps
Lighting:	Metal Halide
Construction:	Poured Concrete/Steel Framework
Asking Sale Price:	Market
2017 Taxes:	\$60,624.17
Availability:	Immediate

THE PROPERTY

- › Fenced property with gates and storage
- › Large truck marshalling graveled yard
- › Radiant heat and ceiling fans in warehouse
- › Containment curb inside perimeter of warehouse
- › Direct exposure to David Thompson Highway/Highway 11
- › Quick access to the Queen Elizabeth II Highway
- › Potential for future development

DRIVING TIMES

- › Calgary City Limits | 1 Hour, 10 Minutes
- › Calgary International Airport | 1 Hour, 15 Minutes
- › Red Deer | 5 Minutes
- › Edmonton | 1 Hour, 10 Minutes
- › Lethbridge | 3 Hours, 20 Minutes



David Thompson Highway/Highway 11

Queen Elizabeth II Highway

Range Road 280B

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