

# \$10 - 8 Van Der Horn Way, Rural Red Deer County

MLS® #A2255243

## \$10

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.32 Acres

Blindman Industrial Park, Rural Red Deer  
County, Alberta

This 18,500 SQ FT STAND ALONE SHOP w/  
fresh pavement right to your door, features  
OVER 19 OFFICES (10 on main, nine above)  
A board room, shop office, kitchenette, (6,000  
office space on two floors) followed by an  
attached 12,500 sq ft shop. Featuring a  
COMPACTED & EXTENDED GRAVELLED  
YARD, NEW LED SHOP LIGHTS, 3 Phase  
400AMP power service, WASH BAY / WASH  
BAY SUMP, Located in the NEW BLINDMAN  
INDUSTRIAL AREA- Featuring 155'x100' long  
building on a fenced-3.32 ACRE parcel of  
land. (5)-14'x16'h at the front, w/  
DRIVE-THRU BAYS, Seven bay doors on the  
back, (12 in total) . Monthly lease rate at  
\$10.00 PSF + \$3.79/PSF operating cost puts  
the total monthly asking price for this bay at  
\$21,259.58/month + GST . Huge Access to the  
massive yard. Visit REALTORS® website  
for more details on this great stand-alone shop  
in Red Deer County. BSI ZONED, lots of  
flexibility to operate your business from this  
space.

Built in 2000

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2255243 |
| Price     | \$10     |
| Bathrooms | 0.00     |
| Acres     | 3.32     |



|            |            |
|------------|------------|
| Year Built | 2000       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8 Van Der Horn Way       |
| Subdivision | Blindman Industrial Park |
| City        | Rural Red Deer County    |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4S 2M4                  |

### Interior

|         |                                          |
|---------|------------------------------------------|
| Heating | In Floor, Natural Gas, Radiant, Electric |
| Cooling | Central Air                              |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Metal           |
| Construction | Metal Frame     |
| Foundation   | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 61                  |
| Zoning         | BSI                 |

### Listing Details

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

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