



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39 Belich Crescent
Rural Red Deer County, Alberta

MLS # A2342800



\$2,499,000

Division: Belich Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,725 sq.ft.

Zoning: BSI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.01 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Belich Industrial Park, this 9,725 SF standalone building on 3.01 acres is available for sale. The building features 2,500 SF of office space over two floors including a reception area with a built-in desk, multiple private offices, a boardroom, a staff lunch room, storage rooms, and washrooms. The shop is 7,500 SF with multiple overhead doors varying in size. There are multiple outbuildings on site including a 1,080 SF heated garage/shop, 1,090 SF sandblast/cold storage bay, and a 1,320 SF heated storage bay. The property is fully fenced with ample paved parking available directly in front and a large, graveled yard. The location offers quick access to Highway 11 and Highway 2A.