



**FOR SALE**  
**9,603sq.ft Building on 2.55 Acres**  
**Blindman Industrial Park**

## **Fusion Production Systems Building**



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

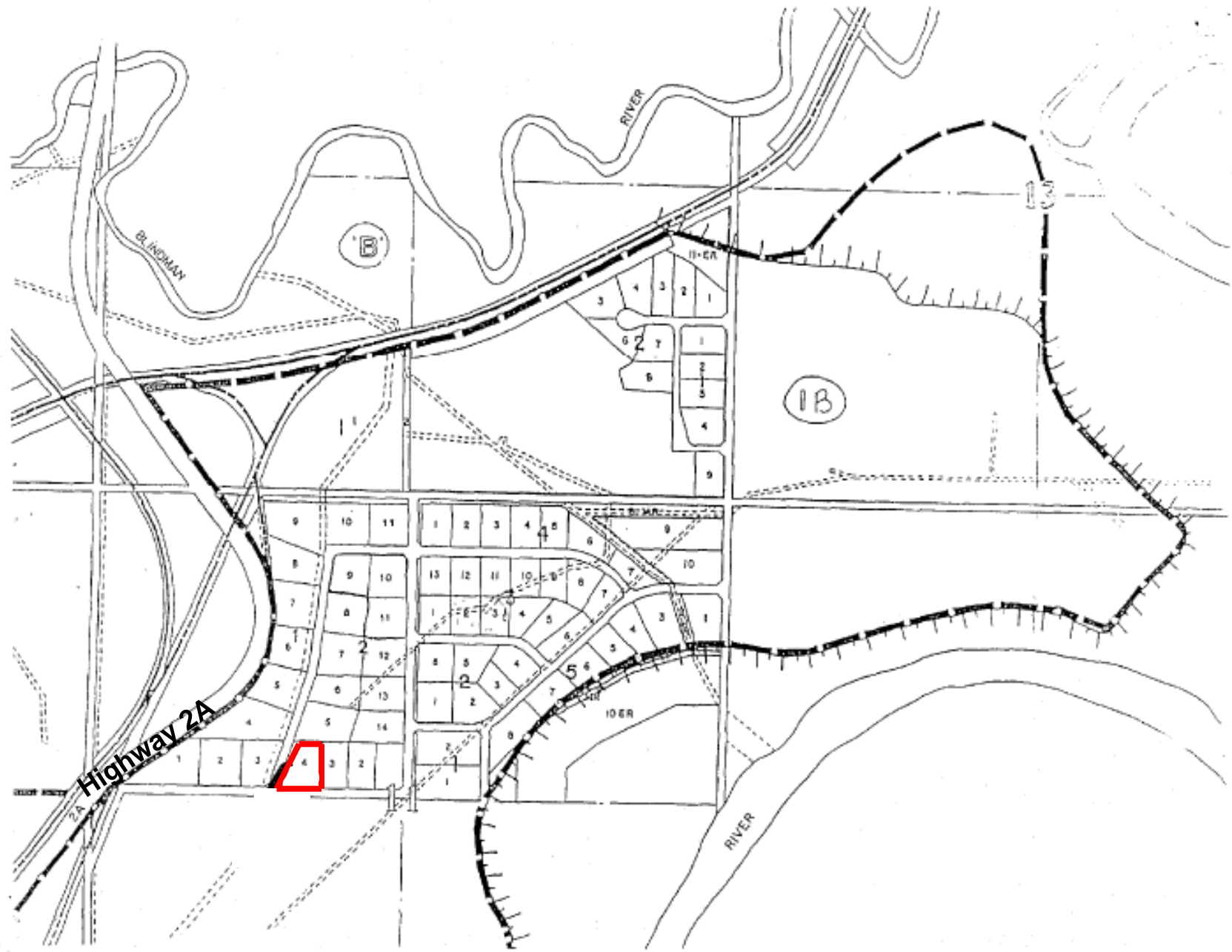


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- MUNICIPAL:**
- 4104 – 39139 Highway 2A Red Deer County, AB
- LEGAL:**
- Lot 4 Block 2 Plan 782-2180
- LOCATION:**
- Blindman Industrial Park between Red Deer and Blackfalds, south of the Blindman River
- LAND DESCRIPTION**
- 2.55 Acres on a corner lot
  - Leveled, compacted and fenced
  - Paved parking lot in front of the building
- BUILDING DESCRIPTION:**
- Total 9,603 square feet
  - Approx 880sq.ft of nice front office area
  - Approx 8,723sq.ft of open shop space
  - Small developed mezzanine area which overlooks the shop
  - Metal clad, insulated, sloped metal roof
  - 6 Overhead doors (4 – 12' x 14' and 2 – 10' x 12')
  - There is a 10 ton crane with a 13' hook height which runs through the shop
  - Telus owns a building on the adjoining land and uses the water supply to the subject building. Telus does compensate the owner for their water usage.
  - Large make-up air system
- INCLUDED IN SALE:**
- 50' x 70' steel structure to accommodate 2 – 15 ton cranes, 28' eave, not erected
  - Tent 42' x 80' at north end of building
- AVAILABILITY:**
- Owner needs to find a new location before moving
- ASK PRICE:**
- **\$1,300,000.00**

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.



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