



Free Standing Office/Warehouse Building
12,410 s.f. on 3.01 acres

FOR LEASE

42 Belich Crescent
Red Deer County, AB



Contact

Dean (Dino) Truant
Broker
403-399-5279
dino.truant@romanre.com



FREE STANDING BUILDING

IDEAL FOR SERVICE OR LIGHT MANUFACTURING

The property is well located in Red Deer County's Belich Industrial park offering exposure to the QUILL Highway. It is ideal for light manufacturing, industrial sales, fleet maintenance and rental equipment. The shop includes drive thru bays and a dedicated wash bay. The yard is fully fenced, gravelled, and powered offering significant outdoor storage. Main floor office area is open concept with large windows. Upstairs, the office space includes two large rooms: one side functions as a combined lunchroom, boardroom, and locker room; the other side is wide open and versatile, ideal for a bull pen, training room, or collaborative workspace.



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

REAL PROPERTY REPORT

12,410 s.f. on 3.01 acres



**Alberta Land Surveyor's
Real Property Report**

LEGAL DESCRIPTION

Lot(s) 9 Block — Plan 012 1955

CLIENT
FREELAND HOLDINGS INC.

MUNICIPAL ADDRESS
42 BELICH CRESCENT, RED DEER COUNTY, ALBERTA.

CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. According within those standards and as of the date of this report, I am of the opinion that:

- The plan illustrates the boundaries of the property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the property. (Except 2 Asphalt Driveways)
- No visible encroachments exist on the property from any improvements situated on an adjoining property.
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of property. (Except 2 Asphalt Driveways & 3 Pipe Racks)

Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a) land conveyance, a mortgage application, a submission to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, proper corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated this 16th day of September, 2025

Kevin Vinnard
Alberta Land Surveyor

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LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: September 4th, 2025
- Date of Title Search (A copy of which is attached): September 3rd, 2025
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus:
- Distances are in metres and decimals thereof.
- Fences are shown thus:
- Statutory iron posts found are shown thus:
- Iron bars found are shown thus:
- Support columns are shown thus:
- Bollards are shown thus:
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus:
- Roads
- Property is subject to:
 - Utility Right of Way as shown on Plan 012 1956 to Red Deer County.
 - Restrictive Covenant No. 012 131 769.

THIS IS TO CERTIFY THAT THE BUILDINGS SHOWN ON THE PLAN IS/ARE LOCATED IN ACCORDANCE WITH THIS PLAN. THE LOCATION OF THE EXISTING BUILDINGS APPEARS TO COMPLY WITH THE FRONT YARD, REAR YARD AND SIDE YARD REQUIREMENTS OF THE LAND USE BYLAW OF RED DEER COUNTY, OR IS IN COMPLIANCE WITH THE MUNICIPAL PLANNING COMMISSION OR SUBDIVISION AND DEVELOPMENT APPEAL BOARD APPROVAL OF RELAXATIONS TO THE LAND USE BYLAW. NO OPINION IS EXPRESSED ON WHETHER THE PAST PRESENT OR PROPOSED USE OF THE LAND OR BUILDINGS SITUATED THEREIN COMPLY WITH THE REQUIREMENTS OF THE LAND USE BYLAW.

September 24, 2025 *Kevin Vinnard*
Date Development Officer

Note: Red Deer County endorsement does not apply to the location of pipe racks

NOTE:
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A PERMIT STAMP.
BEMOCO LAND SURVEYING LTD. PERMIT STAMP

Drawn By: DM Chk'd: RV
Date: September 12th, 2025
Scale: 1 : 500
File No.: C-192-25

BEMOCO LAND SURVEYING LTD
100, 54th & 4th Avenue
Red Deer, Alberta
www.bemoco.com PHONE: 403-342-2611

PROPERTY DETAILS

Address:	42 Belich Crescent Red Deer County, AB
Zoning:	BSI – Building Service Industrial
Available Area:	Office: 5,000 s.f. Shop: 7,410 s.f. Total: 12,410 s.f.
Loading:	(2) 14' x 16' drive thru (1) 14' x 16' wash bay
Ceiling Height:	19' – 21' approx.
Sumps:	Trench sump and double compartment sumps

Yard:	3.01 acres Fenced and secure
Servicing:	Partially serviced with well and septic
Comments:	Building can be expanded by 4,800 to 7,200 s.f.
Lease Rate:	Market
Additional Rent:	\$4.00 p.s.f.
Possession:	January 1, 2026

Brokers Protected

