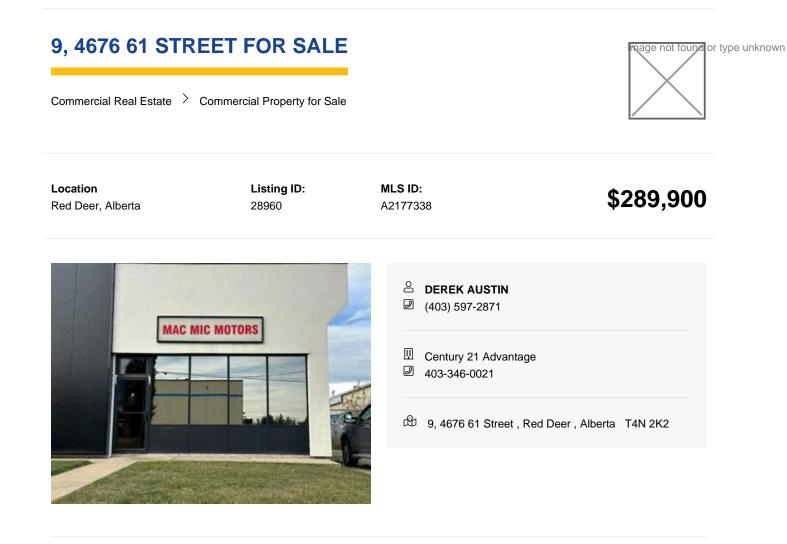


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Transaction Type For Sale

Zoning I1

Year Built 1966

Property Sub Type Industrial

Building Area (Sq. M.) 146.41

Construction Type Other

Heating

Overhead Heater(s),Forced Air,Natural Gas

Access to Property Direct Access,Paved Road,Public Title Fee Simple

Subdivision NONE

Structure Type Industrial

Legal Plan 1021595

Lot Size (Sq. Ft.) 1568

Roof Membrane

Lot Features Level,Low Maintenance Landscape,Street Lighting

Inclusions

Wood benches ,Some furniture , some office cabinets micro wave, T.V. and wall bracket.

Days On Market

Building Type Commercial Mix,Mixed Use,Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 1576.00

Lot Size (Acres) 0.04

Foundation Poured Concrete

Commercial Amenities Outside Storage,See Remarks

Restrictions None Known

Reports

Condo/Strata Bylaws,Environmental Phase 1

Building for sale with Excellent central Red deer location just off 49 Ave and Gaetz , with great accessibility, also its an End Unit of the complex. As well there is street parking (both sides of street) and at back of shop. Main floor is 1560 +/_sq.ft interior area with shop area and offices , washroom , and kitchen area . The developed mezzanine is around 305 sq.ft. which also has a furnace room with a forced air furnace (not being used). Shop is cinder block construction with 14x12 auto powered insulated garage door and man door , overhead heater . Interior is a curved ceiling and to the beams is 15 feet . Outside access to Back of shop is at side of unit through secured gate opening to fully fenced and lighted shared compound . Condo fees include Reserve fund contribution , Note : The business name , Client list and some equipment is also available for sale , Mac Mic motors has operated out of this location for 12 +/- yrs . Great repeat clientele with this Automotive service business . Seller may consider leasing shop back . Tax returns are available .

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