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## 9, 4676 61 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta



**Listing ID:**  
28960

**MLS ID:**  
A2177338

**\$289,900**



 **DEREK AUSTIN**  
 (403) 597-2871

 Century 21 Advantage  
 403-346-0021

 9, 4676 61 Street , Red Deer , Alberta T4N 2K2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 177
<b>Zoning</b> I1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Mixed Use,Street Level Storefront
<b>Year Built</b> 1966	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1021595	<b>Building Area (Sq. Ft.)</b> 1576.00
<b>Building Area (Sq. M.)</b> 146.41	<b>Lot Size (Sq. Ft.)</b> 1568	<b>Lot Size (Acres)</b> 0.04
<b>Construction Type</b> Other	<b>Roof</b> Membrane	<b>Foundation</b> Poured Concrete
<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas	<b>Lot Features</b> Level,Low Maintenance Landscape,Street Lighting	<b>Commercial Amenities</b> Outside Storage,See Remarks
<b>Access to Property</b> Direct Access,Paved Road,Public	<b>Inclusions</b> Wood benches ,Some furniture , some office cabinets micro wave, T.V. and wall bracket.	<b>Restrictions</b> None Known
<b>Reports</b> 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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