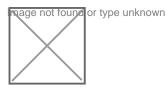


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## BAYS 4-5, 7419 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID:

29348 A2191126

\$1,650,000



A ROBERT LEBOSQUAIN

**2** (403) 271-0600

□ CIR Realty

**403-271-0600** 

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MLS ID:

Bays 4-5, 7419 50 Avenue , Red Deer , Alberta  $\,$  T4P 1M5  $\,$ 

**Transaction Type** 

For Sale

**Days On Market** 

138

**Zoning** C4

Subdivision

Northlands Industrial Park

Year Built

1976

Structure Type

Industrial

Property Type

Commercial II

Industrial

Legal Plan

02211316

Building Area (Sq. Ft.)

9216.00

Building Area (Sq. M.)

**Property Sub Type** 

856.19

Inclusions

Drive through paint booth, circular hoist,

front desk, and furniture

Restrictions
None Known

Reports

Formal Lease

Looking to expand your portfolio, here is a solid investment property which is well maintained and in a great location. It is facing Gaetz Avenue - zoned C4 -semi-retail space with lots of available parking at the front, including 4 assigned stalls and two 10' X 14' drive-in doors at the rear with two man doors beside it. There is an available 455 sq ft mezzanine. LED lighting and HVAC throughout. The established tenant has 4 years left on the lease. It is currently showing a 4.6% yearly return.

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