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4948 54TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta



Listing ID:
29775

MLS ID:
A2201614

\$675,000



 **JUSTIN GASPARI**

 RE/MAX House of Real Estate
 403-287-3880

 4948 54th Avenue , Red Deer , Alberta T4N 5K8

Transaction Type For Sale	Title Fee Simple	Days On Market 109
Zoning DC(28)	Subdivision Railyards	Building Type Free-Standing,Mixed Use,Office Building,Warehouse
Year Built 1962	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan PLAN 9621292	Building Area (Sq. Ft.) 5870.00
Building Area (Sq. M.) 545.34	Lot Size (Sq. Ft.) 20909	Lot Size (Acres) 0.48
Roof Flat Torch Membrane	Foundation Poured Concrete	Electric 200 Amp Service,Three Phase
Cooling Central Air	Heating Natural Gas,Space Heater	Lot Features Backs on to Park/Green Space,Level,Open Lot
Commercial Amenities Dock Loading,Lunchroom,Outside Storage,Storefront	Access to Property Accessible to Major Traffic Route,Paved Road	Inclusions 2 over head cranes. Forklift, CNC Machine. All Equipment on site.
Restrictions Easement Registered On Title,Encroachment,Overhead Right of Way,Restrictive Covenant,Utility Right Of Way	Reports Annual Property Operating Data,Building Plans,Chattel/Equipment,Contracts,Financial Statements,Floor Plans,Internal Use Statements,Pro-Forma,Unaudited Financial Stmnts	

0.48 Acres! Amazing flat land and industrial building, or lease and keep for an amazing redevelopment opportunity. Many options to purchase and be in the Railyard community in the core of Red Deer. Building has new roof! and 2 operational manual cranes inside the building. 600sqft of additional usable storage in the second floor. Come with your ideas for this building or hold for future development as the city decides on medium-high density plans.

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