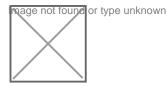


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **G9, 5550 45 STREET W FOR SALE**

Commercial Real Estate > Commercial Property for Sale



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

30560

MLS ID: A2220353

\$495,000



<sup>△</sup> ED KATCHUR

**(403)** 506-7171

Maxwell Real Estate Solutions Ltd.

**403-346-7755** 

rM1

G9, 5550 45 Street W, Red Deer, Alberta T4P 3P1

**Transaction Type** 

For Sale

**Days On Market** 

69

Zoning RL-C

Subdivision

Capstone

Year Built

1978

Structure Type

Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan 022263

Building Area (Sq. Ft.)

2575.00

Building Area (Sq. M.)

239.22

Inclusions

N/A

Restrictions None Known

Reports Floor Plans

NOW is the Time to Own your own Condo Unit to SHOWCASE your BUSINESS in the Vibrant Capstone Area with new businesses and a New Condo Apartment complex opening soon.~ This is the Sale of Condo Unit #9 in building "G" located in the Cronquist Business Park (Capstone at Riverlands). The exterior fascia of Building G recently updated. This bay features a Customer Reception Area ( Air Conditioned ) ., a large warehouse area with a 10' x 12 ' Overhead Door. There are 2 Designated Customer parking spots and other guest parking at the front along with staff parking at rear of building. . Now is the time to Own your your own Condo unit to showcase your business, or to purchase as an Investment property. 2,538 square feet of Space plus a Mezzanine for storage of 360 sq.ft ( 23'3"' x 15'6") .

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