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STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location

Rural Red Deer County, Alberta

Listing ID:

31000

MLS ID: A2232065

\$1,349,900



△ KELLY JONES

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Coldwell Banker Ontrack Realty

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89 Poplar Street , Rural Red Deer County , Alberta $\,$ T4E 1B4

Transaction Type

For Sale

Days On Market

Business Type

Storage

Zoning

C-2

Subdivision

124

Petrolia Indust.

Nearest Town

Red Deer

Building Type

Commercial Mix

Year Built 1993

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Business

Legal Plan 9420234

Building Area (Sq. Ft.)

16331.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.) 43560

1517.19

Foundation Slab

Lot Size (Acres)

1.00

Metal

Access to Property

Cooling Central Air Lot Features Paved

Roof

Direct Access

Inclusions

Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings,

Central Vac & Attachments, Water Softener, Upstairs Mounted TV, Downstairs Mounted TV, Security

Camera System, Side-by-Side, Snow Blower, Backpack Leaf Blower, Car Lift Restrictions

Reports None Known Pro-Forma

Red Deer Store-It Inc. is a well established Storage business located in a prime location in the Petrolia Industrial Park, just south of Westerner Park. There are 95 total storage units, including 73 Cold Storage units, and 22 heated storage units. There is also 1753 s.f. of beautifully finished living space, an office, and plenty of garage and storage space used to service the business. The East building is entirely used for storage units, measuring 40'3" x 190'6: (7,668 s.f.), and the West building contributes 40'3" x 139'9" (5.625 s.f.) for a total of 13,293 s.f. of storage unit space. The property is fully paved, has security cameras covering the entire property, is connected to municipal water & sewer, & perimeter fenced, with a security gate. The heating systems consist of Infrared tube heater in garage/shop; 1 direct vent furnace in the heated storage area; 1 direct vent furnace in the residence, and electric baseboard heat in the garage, half bath & tool room. The residence has been very nicely upgraded, featuring neutral colours, laminate flooring, and includes 3 Bedrooms, 2 Bathrooms, & Central Air Conditioning. There is a full RMS floor plan in supplements. The Garage/Shop also comes with a 2 piece bathroom, and the car lift is included with the sale!

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