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## 375, 7700 76 STREETCLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID: 31008

MLS ID: A2230097

\$309,900



**△** WESLEY GIESBRECHT

**2** (403) 350-5674

□ Century 21 Advantage

**403-346-0021** 

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375, 7700 76 StreetClose , Red Deer , Alberta T4P 4G8

**Transaction Type** 

For Sale

**Days On Market** 

146

Zoning

l1

Subdivision

Johnstone Crossing

Building Type

Manufacturing, Mixed Use, Warehouse

Year Built 2007

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Industrial

Legal Plan

0821453

Building Area (Sq. Ft.)

1678.00

Building Area (Sq. M.)

155.89

Lot Size (Sq. Ft.)

1578

Lot Size (Acres)

0.04

Footprint (Sq. Ft.)

1678

**Construction Type** 

Metal Frame

Foundation

Poured Concrete

Cooling

None

Heating

Forced Air, Natural Gas, Radiant

Access to Property

Direct Access, Paved Lane, Paved Road

Inclusions

N/A

Restrictions None Known Reports

Other Documents

TURN-KEY Industrial shop/OFFICE FOR SALE. HIGH-END GLASS WALLS for the 3 Developed offices/ custom built-in reception space with customer 1/2 bath at the back, unfinished MEZZANINE, followed by a 24'9"'x 27'03" shop space. Completed with LED lighting, floor drain a 14' OHD with opener, ceiling height approximately 19' clear, 200 AMP Power, paved common areas w/ loads of paved customer parking. Great exposure off of 76 street for a mechanic shop, auto repair/ detailing, mechanical shop and so much more in this I1 zoned condo bay. Condo fees are \$401.91/month and include water/ sewer/ landscaping/ snow removal & reserve fund contributions.

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