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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**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

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

Transaction Type For Sale	Days On Market 85	Zoning I1
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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