

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.

9, 4676 61 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Red Deer, Alberta



Listing ID:
31956

MLS ID:
A2177338

\$300,000



 **DEREK AUSTIN**
 (403) 597-2871

 Century 21 Advantage
 403-346-0021

 9, 4676 61 Street , Red Deer , Alberta T4N 2K2

Transaction Type For Sale	Title Fee Simple	Days On Market 324
Zoning I1	Subdivision NONE	Building Type Commercial Mix,Mixed Use,Street Level Storefront
Year Built 1966	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1021595	Building Area (Sq. Ft.) 1576.00
Building Area (Sq. M.) 146.41	Lot Size (Sq. Ft.) 1568	Lot Size (Acres) 0.04
Construction Type Other	Roof Membrane	Foundation Poured Concrete
Heating Overhead Heater(s),Forced Air,Natural Gas	Lot Features Level,Low Maintenance Landscape,Street Lighting	Commercial Amenities Outside Storage,See Remarks
Access to Property Direct Access,Paved Road,Public	Inclusions 2 vehicle hoists (both are two Post styles) , pressure washer, engine picker, 2 engine stands,2 transmission jacks,10 ton press, Grinder, Vice, work sink, AC equipment for vehicles, floor jack, Wood benches ,Some furniture , some office cabinets micro wave, T.V. and wall bracket.	Restrictions None Known
Reports Condo/Strata Bylaws,Environmental Phase 1		

Building for sale (Business Asset sale) with Excellent central Red deer location just off 49 Ave and Gaetz , with great accessibility, also its an End Unit of the complex. As well there is street parking (both sides of street) and at back of shop. Main floor is 1560 +/-sq.ft interior area with shop area and offices , washroom , and kitchen area . The developed mezzanine is around 305 sq.ft. which also has a furnace room with a forced air furnace (not being used). Shop is cinder block construction with 14x12 auto powered insulated garage door and man door , overhead heater . Interior is a curved ceiling and to the beams is 15 feet . Outside access to Back of shop is at side of unit through secured gate opening to fully fenced and lighted shared compound . Condo fees include Reserve fund contribution , Note : Automotive equipment is also available for sale , Mac Mic motors has operated out of this location for 12 +/- yrs . Great repeat clientele with this Automotive service business . Seller may consider leasing shop back .

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.