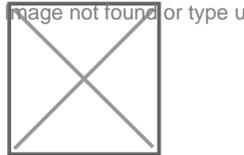


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR- SPECIALTY, CONSTRUCTION/CONTRACTOR, INDUSTRIAL , MANUFACTURING, OTHER, PROFESSIONAL/OFFICE, REAL ESTATE, RECREATION , WAREHOUSE, WHOLESALE FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Rural Red Deer County, Alberta

Listing ID:

32592

MLS ID:

A2265646

\$564,900



 **BRAD GRANLUND**
 (403) 347-3332

 RCR - Royal Carpet Realty Ltd.
 403-342-7700

 105, 251 Spruce Street , Rural Red Deer County , Alberta T4E 1B4

Transaction Type For Sale	Title Fee Simple	Days On Market 144
Business Type Auto Repair- Specialty,Construction/Contractor,Industrial ,Manufacturing,Other,Professional/Office,Real Estate,Recreation ,Warehouse,Wholesale	Zoning BSI	Subdivision Piper Creek Business Park
Nearest Town Red Deer	Building Type Mixed Use	Year Built 2015
Structure Type Industrial	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2220317	Building Area (Sq. Ft.) 3332.00	Building Area (Sq. M.) 309.55
Footprint (Sq. Ft.) 2751	Construction Type Other,Wood Frame	Roof Flat Torch Membrane
Foundation Poured Concrete	Heating Forced Air,Natural Gas,Radiant	Access to Property Front and Rear Drive access
Inclusions NONE	Restrictions None Known	Reports Aerial Photos,Condo/Strata Bylaws,Financial Statements,Floor Plans,Formal Lease

Currently leased until March 14, 2028 to a low impact tenant-6.4% cap rate. (Fenced storage compound does not form part of this lease and could possibly be leased to generate additional income to increase cap rate to over 7.5%, or used for storage for buyer.). Ideal south side location in Piper Creek Industrial park, just south of the Westerner grounds/Centrium. This building was constructed in 2015 and shows near new, with a 2751 sq. ft. footprint (Condo plan measurement) and 3332 total developed space (Interior measurements) including mezzanine with exterior fenced storage compound. This incredible space has both a front drive 14 ft. overhead door and a rear drive 14 ft. overhead door with two separate bays and office space in the centre. The possibilities are endless, as the front could be used as a show room or additional shop space, or could be sub-let to a tenant. Also ideal deal for the hobbyist or business owner that desires some extra space for a man cave. Both the front and back shop/showroom spaces have overhead radiant heat, front bay is 24'x 34', rear bay is 24'x55'. The office mezzanine has force air. The upper mezzanine consists of two offices, a bathroom and a kitchen room. The lower central space below the mezzanine has another large room ideal for show room/reception or office space, plus two additional rooms that could be used for storage or small office and another bathroom. Front bay flooring has been left bare concrete as the new owner may decide they want carpet for a showroom, epoxy, paint, or leave as is, The front parking area is paved as well as the rear access and parking.

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