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4727 60 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
33190

MLS ID:
A2273783

\$1,150,000



👤 DALE RUSSELL
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📍 4727 60 Street , Red Deer , Alberta T4N 2N8

Transaction Type	Days On Market	Zoning
For Sale	67	I-1
Subdivision	Building Type	Year Built
Riverside Light Industrial Park	Free-Standing	1965
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
7521319	7356.00	683.39
Lot Size (Sq. Ft.)	Lot Size (Acres)	Cooling
28749	0.66	Other
Heating	Access to Property	Inclusions
Combination,Overhead Heater(s),Natural Gas	Paved Road	3 car hoists, oil furnace
Restrictions	Reports	
None Known	RPR	

Unique 7,600 sq ft industrial building located in Riverside Industrial Park. This versatile property offers approximately 2,100 sq ft of developed office, meeting and workshop space, plus four separate bays—each with its own overhead door. One bay features two automotive hoists and another has a single hoist, providing excellent functionality for automotive users or service businesses. Bay sizes are: NE: 30' x 49' with 12 x 10 door and 1 hoist, SE: 34 x 50 with 12 x 10 door and 2 hoists, S: 19 x 44 with 9 x 10 door, SW: 19 x 39 with 9 x 10' door. The east side of the building has 112' ceilings and the west side has 10' ceilings. There are 4 2 pce bathrooms in the building and each bay has access. The office area is heated and cooled by a rooftop HVAC unit, while each bay has its own overhead heater. All four bays are separately metered for power and gas, making them ideal for multiple users or individual tenants. This is an excellent opportunity for small businesses sharing common office amenities while maintaining independent shop space, or for someone looking to create a private toy garage with additional rental income options. Exterior space offers ample parking for vehicles or recreational units.

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