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375, 7700 76 STREETCLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Red Deer, Alberta



Listing ID:
33306


MLS ID:
A2275398

\$299,900



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

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

Transaction Type

For Sale

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 OR LEASE. 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. NNN Costs are \$5.79/PSF (Condo fees are \$401.91/month, Taxes of \$408.25/month condo fees include water/ sewer/ landscaping/ snow removal & reserve fund contributions.) Lease or own/ RENT-TO-OWN, the possibilities are endless,

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