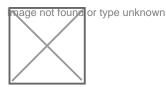


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (403) 350-5674

□ Century 21 Advantage

403-346-0021

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

Transaction Type

For Sale

Zoning

11

Subdivision

Johnstone Crossing

Building Type

Manufacturing, Mixed Use, Warehouse

Year Built

Structure Type

2007

Industrial

Property Type Commercial

Property Sub Type Industrial

Legal Plan

Lot Size (Sq. Ft.)

Building Area (Sq. Ft.)

1678.00

0821453

Building Area (Sq. M.) 155.89

1578

Lot Size (Acres)

0.04

Footprint (Sq. Ft.)

Construction Type Metal Frame

Foundation

Cooling

1678

Heating

Poured Concrete

None

N/A

Forced Air, Natural Gas, Radiant

Access to Property

Direct Access, Paved Lane, Paved Road

Inclusions

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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