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#8, 4830 78 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta

Listing ID:
34496

MLS ID:
A2295144

\$395,000



 **BOYD WILLIAMS**
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 Royal LePage Lifestyles Realty
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 #8, 4830 78 Street , Red Deer , Alberta T4P2B3

Transaction Type

For Sale

Title

Fee Simple

Days On Market

62

Zoning

I-1

Subdivision

Northlands Industrial Park

Building Type

Warehouse

Year Built

2007

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1621365

Building Area (Sq. Ft.)

2715.00

Building Area (Sq. M.)

252.23

Inclusions

Garage door opener, overhead heat, hot water tank

Restrictions

Condo/Strata Approval

Reports

Condo/Strata Bylaws

Part of a multi-tenant building in Northlands Industrial park. Main floor front area has large storage area with windows and a washroom. Currently the mezzanine in the shop is wide open but can be framed in for 2 rooms. The shop has a separate washroom, infrared heating, florescent lighting, sump and 12'x14' overhead door with Lexan panels. The shop has an approximate 19' ceiling height. with a shared graveled rear yard. Estimated NNN is \$3.40/sq.ft.

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