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5, 4608 62 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Red Deer, Alberta



Listing ID:
34851

MLS ID:
A2300996

\$275,000



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

 Century 21 Advantage
 403-346-0021

 5, 4608 62 Street , Red Deer , Alberta T4N6T3

Transaction Type For Sale	Title Fee Simple	Days On Market 61
Zoning I-C	Subdivision Riverside Light Industrial Park	Building Type Commercial Mix, Condo Complex, Mixed Use, Office Building, Retail, See Remarks, Warehouse
Year Built 1992	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9222540	Building Area (Sq. Ft.) 1428.00
Building Area (Sq. M.) 132.66	Lot Size (Sq. Ft.) 1427	Lot Size (Acres) 0.03
Inclusions N/A	Restrictions None Known	Reports Other Documents

Turn-key automotive shop, ready for service! This 1427 sq ft, single-overhead 12'x14' door w/ opener condo'd bay, located in Riverside Industrial. Featuring a main customer/counter space at the front, several common-area paved parking spots at the front, an exclusive fenced storage compound at the back, and more! A four-post and a two-post lift (tenants) are currently installed and might be able to be negotiated in the sale (with the tenant) along with other misc. equipment. Built in 1992 and in an. Excellent location in the Riverside Light district, within minutes from Gaetz Ave. and 67th Street, major arterial roads in Red Deer. Current tenancy ends in August 2026, but 60-day possession could be available. Radiant heat in the shop and forced air in the office make for a cozy and affordable option to do business out of. Additionally, there is approximately 500 SF of mezzanine space that's currently utilized for parts/storage or future office development if needed. Affordable condo fees of \$292.01/month and taxes of \$435.83/month, with all the amenities needed for your business to thrive in Riverside Industrial park, Red Deer Alberta!

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