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1-3, 4768 RIVERSIDE DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta


Listing ID:
35163


MLS ID:
A2308129

\$1,349,000



 **CAMERON TOMALTY**
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 1-3, 4768 Riverside Drive , Red Deer , Alberta T4P 2N7

Transaction Type For Sale	Days On Market 1	Zoning I-C
Subdivision Riverside Light Industrial Park	Year Built 1996	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 9621945
Building Area (Sq. Ft.) 8955.00	Building Area (Sq. M.) 831.94	Lot Size (Sq. Ft.) 22215
Lot Size (Acres) 0.51	Inclusions N/A	Restrictions None Known

Reports

Other Documents

Excellent owner/user investment opportunity! Located in Riverside Light Industrial Park, this 8,955 SF multi-unit industrial/commercial mix building, on 0.51 acres, is available for sale. A purchaser can occupy a portion of the building while benefitting from existing rental income from established tenants. There are three units in the building. Unit 1 is 4,200 SF and is currently the home of a printing business who will vacate upon completion of a sale. Unit 2 is 2,400 SF and is currently leased to Kensei Gym. Unit 3 is 2,355 SF and is currently leased to Nyman's Artmarks. There is a fully fenced, shared yard behind the building and ample paved parking available directly in front. The property is centrally located with quick access to Gaetz Avenue and 67th Street.

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