

**Bays 4-5, 7419 50 Avenue
Red Deer, Alberta**

MLS # A2191126



\$1,650,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,233 sq.ft.

Zoning: C4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Drive through paint booth, circular hoist, front desk, and furniture

Recently vacated space, in the process of getting new tenants. Well maintained, in a great location. This is a semi retail space with lots of available parking at the front, including 4 assigned stalls. It is facing Gaetz Avenue, and has a C4 zoning. 21' ceiling height. It has two rear access drive in doors of 10' X 14' and two man doors beside it. There is an available 455 sq ft mezzanine. The electrical capacity is 2 X 100 amps that generate 600 volts. lighting is LED and the space is HVAC