

780-228-224 donna@donnawilson.ca

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

MLS # A2191126



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

\$1,650,000

Northlands Industrial Park

Division:

Type:	Industrial				
Bus. Type:	-				
Sale/Lease:	For Sale				
Bldg. Name	-				
Bus. Name:	-				
Size:	9,216 sq.ft.				
Zoning:	C4				
	Addl. Cost:	-			
	Based on Year:	-			
	Based on Year: Utilities:	-			
	Utilities:				
	Utilities: Parking:				

Looking to expand your portfolio, here is a solid investment property which is well maintained and in a great location. It is facing Gaetz Avenue - zoned C4 -semi-retail space with lots of available parking at the front, including 4 assigned stalls and two 10' X 14' drive-in doors at the rear with two man doors beside it. There is an available 455 sq ft mezzanine. LED lighting and HVAC throughout. The established tenant has 4 years left on the lease. It is currently showing a 4.6% yearly return.

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