ADVANTAGE COMMERCIAL
Century 21

Team Kemshead, Williamson, Perry & Associates

commerciallandsales.com

@ larry@advantagecommercial.ca

For Sale

22,874sq.ft.(+/-) on 1.29 acres
4728 – 78A Street Close - Red Deer, AB
Former Fire Masters Locations

@ larry@advantagecommercial.ca

403-346-6655

Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

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SALE OPPORTUNITY

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Municipal Address:
4728 – 78A Street Close, Red Deer, AB

Legal Description:
Lot: 10 Block: 4 Plan: 812-2323

Year Built: 1981

Building Area:

Shop Area =	8,220 sq.ft. (+/-)
Main Floor Office =	7,327 sq.ft (+/-)
Second Floor Office =	7,327 sq.ft (+/-)
Total Building =	**22,874 sq.ft. (+/-)**

Not surveyed

Land Size: 1.29 acres

Sale Price: **$2,400,000.00**
Taxes: **$38,712.41**

Availability: **Leased Until Dec 31, 2018**.
*Could possibly be vacant sooner if needed.

Zoning: I-1 (Light Industrial)

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The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

Property Information:

This building backs onto a treed area that overlooks the Red Deer River Valley and boasts the following features:

Main Floor Office Area:

- Welcoming reception area with a beautiful large built in desk and waiting area complete with a gas fireplace.
- 12 Offices
- Large work/copy/storage area
- Staff room with built in cabinets and a sink

Second Floor Office Area:

- 3+ Offices
- Large Boardroom
- Training room
- Large work/storage/dispatch area
- Additional small kitchen area

Shop Area:

- 7 Pull in bays all with 12' X 14' Bays doors with some sunshine panels
- Bays are approx. 80' Deep
- Forced air Heater and Fluorescent lights throughout
- Trench sump system throughout.
- 6,000lbs crane (runs North South)
- 1 Shop Office and 1 Caged parts area
- Trench Sump System
- Power receptacles run along north fence line
- 22' rafter height and 23' deck height
- 18.6' to the bottom of the crane way with a 17.6' hook height.

Additional Info:

- **New roof in 2016**
- Large Dog run in place for added security
- Could be vacant earlier then Dec. 31, 2018, exact details would need to be determined.
- **The 2 buildings to the South are also for sale and could be purchased as a package!**

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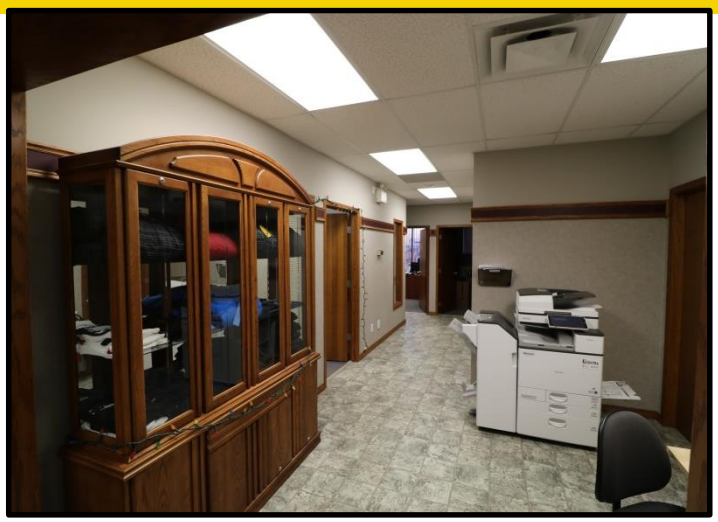

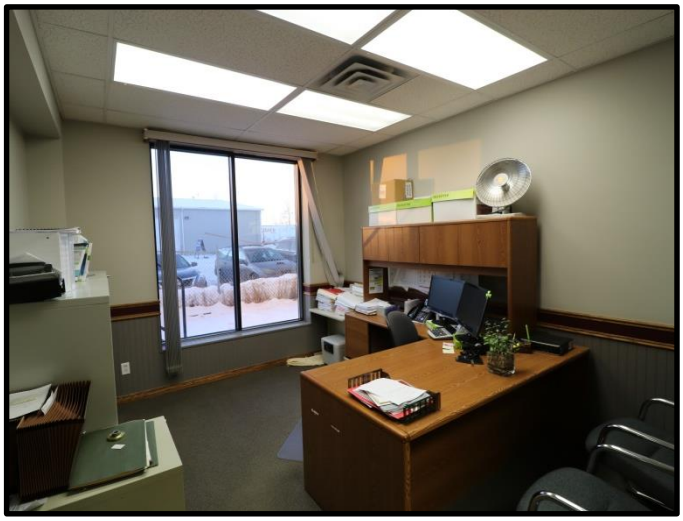

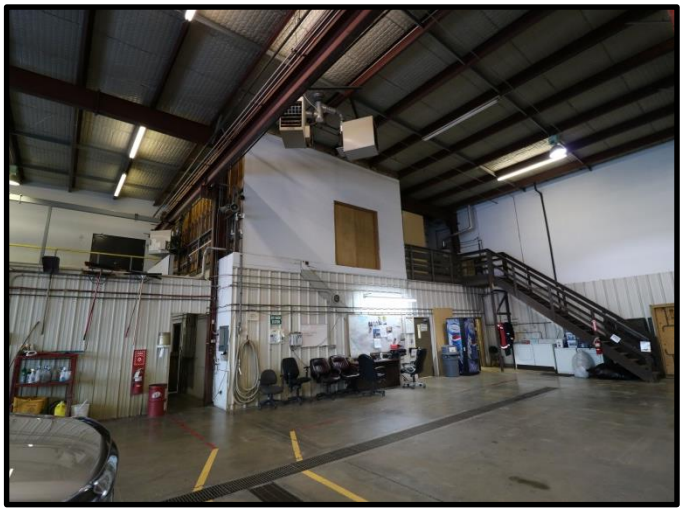

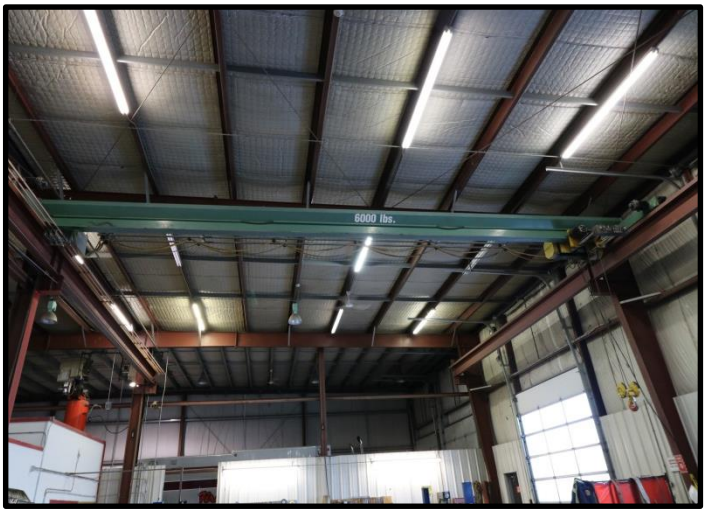

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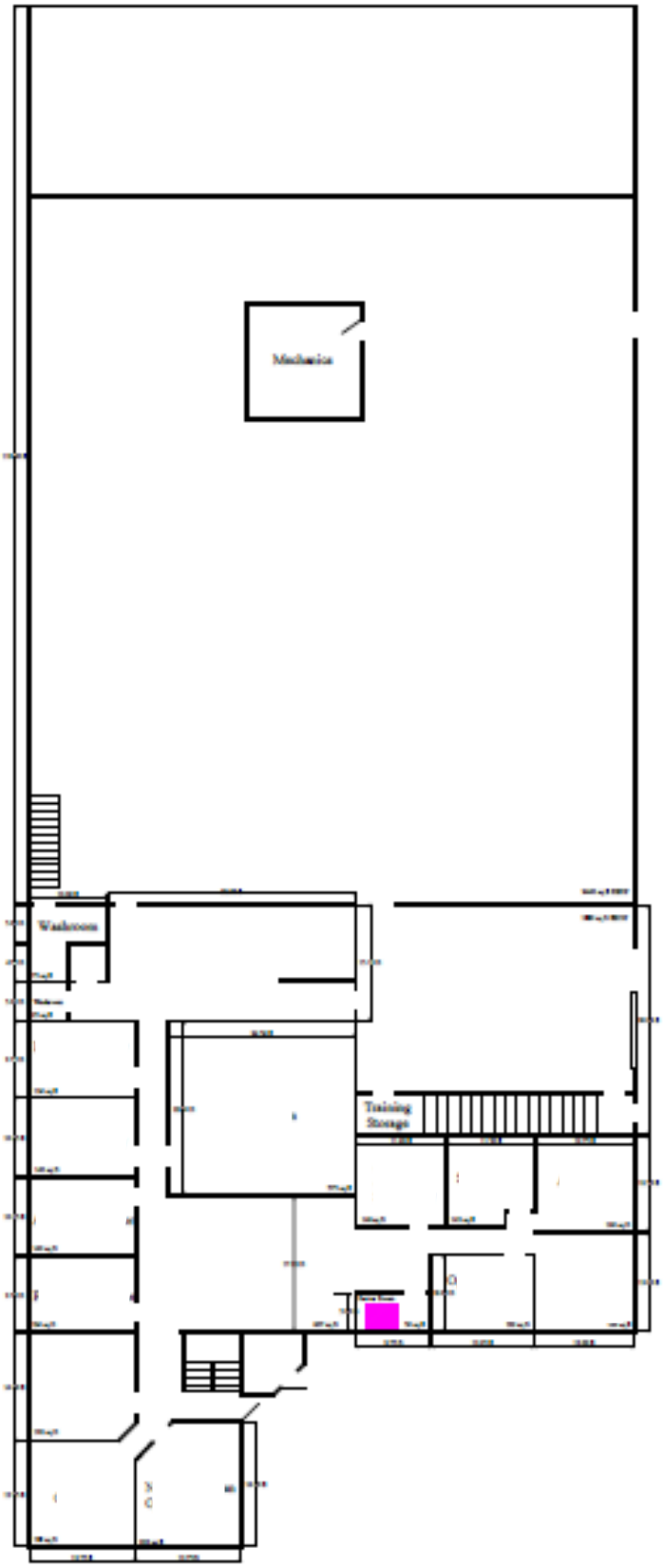
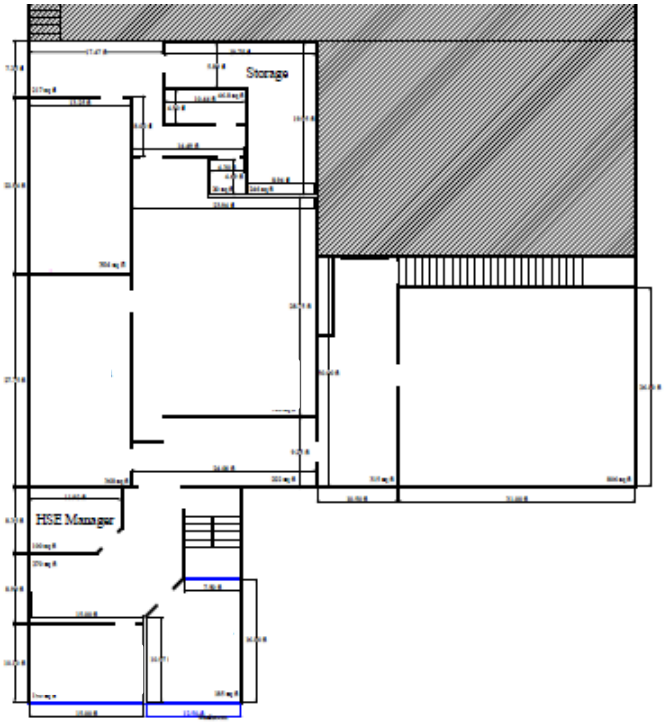
Main Floor:



Second Floor:



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