



Team Kemshead, Williamson, Perry
& Associates

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FOR SALE OR LEASE

Building With Yard Area

Riverside Meadows



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



www.commercialandsales.com

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SALE OPPORTUNITY

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Municipal Address:

5912 – 54 Ave Red Deer, AB

Legal Description:

Lot 25 Block 17 Plan 792-2177

Building Size:

1,986sf

Lot Size:

3,563sf

Taxes (2017):

\$3,444.00

Age:

1981

Zoning:

I-1A/BSR (See following pages)

Lease Rates:

Basic Rent = \$10.00/sf, Estimated NNN = \$3.00/sf

MONTHLY TOTALS:

Basic Rent (\$1,655.00) + NNN (\$496.50) = **\$2,151.50**

SALE PRICE:

\$275,000.00

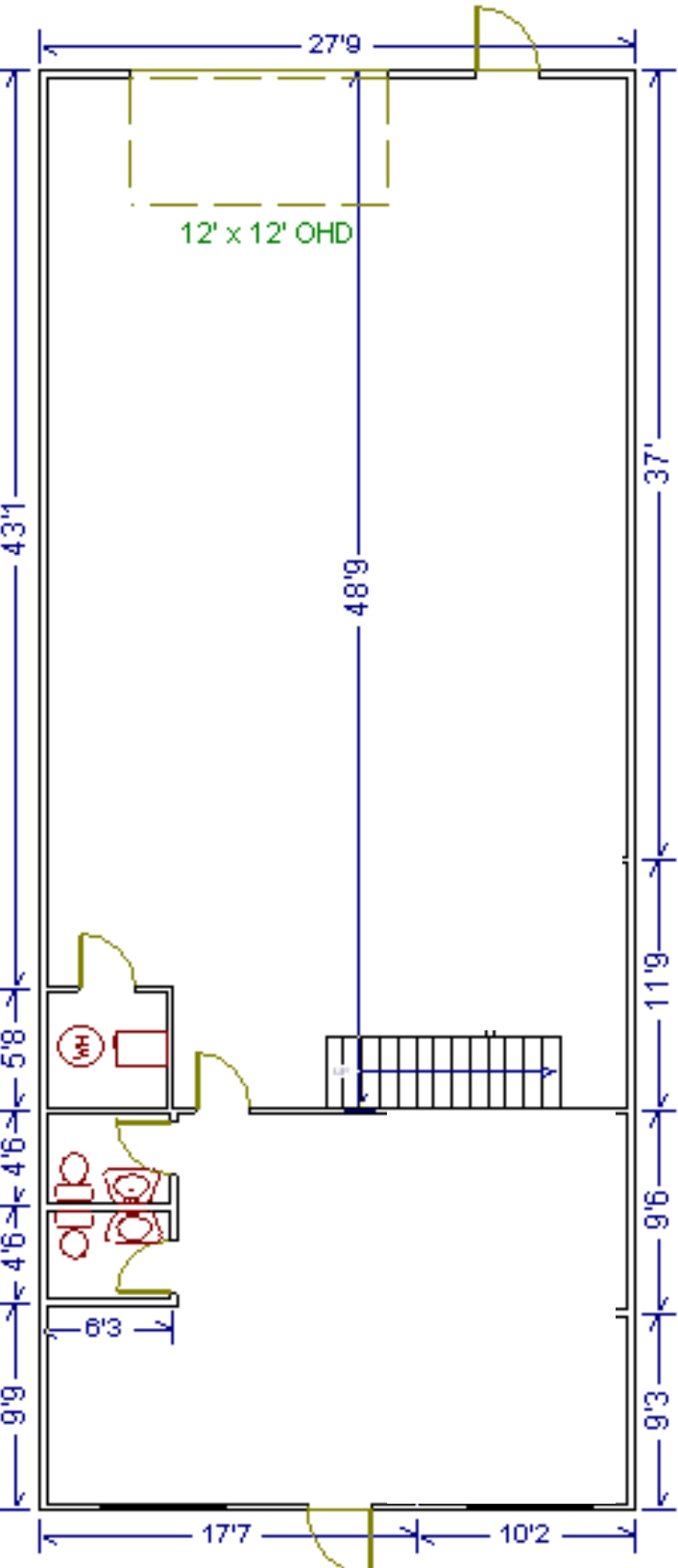
Additional Notes:

- Open front showroom/reception area;
- Storage mezzanine;
- 12'x12' Overhead door;
- Shop area recently painted and has florescent lighting, newer forced air furnace, floor drain;
- Rear yard is fully fenced with gate (area is approx 49' x 30');
- Industrial-style building in an area catering more towards commercial uses, redevelopment opportunity;
- Parking area in front is not part of the property, there is an annually renewed agreement with the City for use of the area, annual fee currently \$750.00 + GST;



Floor Plan & Photos:

This Diagram may not be accurate or to Scale.



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.

General Purpose

The general purpose of this district is to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. New development is intended to be compatible with the surrounding neighbourhood to enhance the quality of life in the community. All new development must be consistent with the principles and objectives of the Riverside Meadows Area Redevelopment Plan.

1. 11A/BSR Permitted and Discretionary Uses Table

(a) Permitted Uses	
(ii)	Commercial services facilities, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult entertainment or related use.
(iii)	Dwelling units above the ground floor with one of the following located on the ground floor: <ol style="list-style-type: none"> (1) office, (2) merchandise sales and/or rental excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine, (3) restaurants excluding drive through fast food restaurants, (4) commercial service facility, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult oriented entertainment or related use, or (5) financial institutions.
(iv)	Financial institutions.
(v)	Home occupations subject to section 4.7(8).
(vi)	Industrial support services, excluding dangerous goods, oilfield services and/or construction trade or contractors and provided it takes place in a building existing as of July 15, 2003 .
(vii)	Multi-attached or multiple family dwelling units.
(viii)	Restaurants excluding drive through fast food restaurants.
(ix)	Service and repair of goods traded in the District (excludes service stations and/or car washes) approved prior to July 15, 2003.
(x)	Signs (subject to sections 3.3 and 3.4): <ol style="list-style-type: none"> (1) awning signs, and canopy signs, (2) fascia signs (advertising the name of the business and services only), (3) freestanding signs in existence as of July 15, 2003 and the replacement of

- these signs to a maximum of the existing height and size, and
- (4) projecting signs.
- (xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:
- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
 - (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
 - (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
 - (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
 - (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
 - (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
 - (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
 - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it did as of July 15, 2003.
 - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
 - (c) The operation of which meets the performance standards set out in sections 6.4(2) and 6.4(3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
 - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.
- (xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this Bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

(b) Discretionary Uses

- (i) Merchandise sales and or rentals, excluding motor vehicle sales, machinery sales, fuel sales, sales of adult oriented merchandise, and/or sale of liquor, beer, or wine.
- (ii) Offices (professional and medical).
- (iii) ¹Industrial trade/commercial schools.
- (iv) Service and repair of goods traded in the District (excludes service stations and/or car washes).
- (v) ²Show Home or Raffle Home.

2. IIA/BSR (Light Industrial and Business Service-Residential) Regulations

IIA/BSR District is subject to any applicable regulations listed within 6.4. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(c) Table 6.3 IIA/BSR Regulations

Regulations	Requirements
Building Height	Maximum 3 storeys subject to section 6.3(2)
Garbage/Recycling	To be fully screened with a solid fence
Outside storage	Not permitted
Signage	All signage to generally comply with the C-3 Commercial (Neighbourhood Convenience) District signage standards and regulations

3. Site Development

- (a) Within this District, on any properties which owe municipal reserve at the time of subdivision, land is to be taken for reserves in preference to cash where the land can be used for the development of the public amenity area