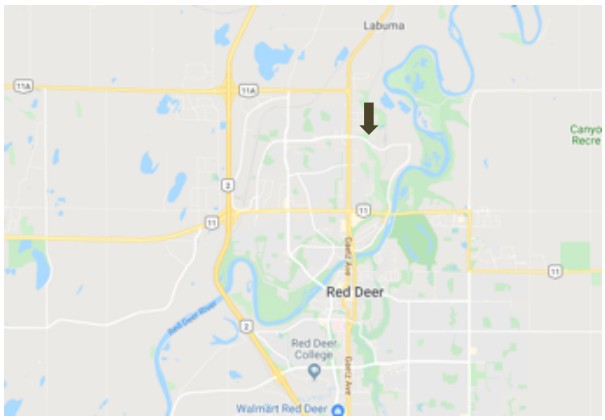
ADVANTAGE COMMERCIAL

For Sale
$2,800,000

7860 49 Ave
Red Deer, Alberta

Multi Bay Commercial Space

Two stand-alone buildings, sitting at 32,000 SQ FT on 1.4 acres of land. Currently 11 of 12 bays full, with a current gross income of just under $160,000/year. The front building measures 160' wide by 100' deep, with developed office space/ washrooms in most bays. Each bay is on individual forced air heat & overheard radiant shop heat/ 200 AMP power service w/ individual meters, common water/ sewer. Paved front and back laneways with access on both ends of the property. The back building measures 200' wide by 80' deep, with some multi-bay configurations or the ability to demise into individual bays.



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CENTURY 21
Advantage
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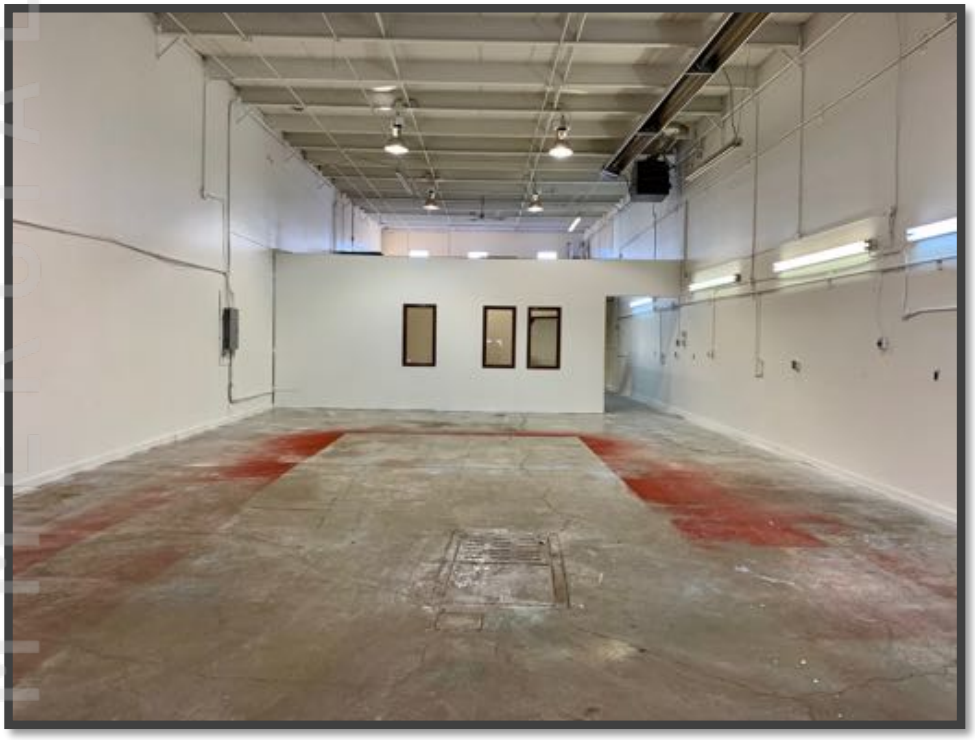

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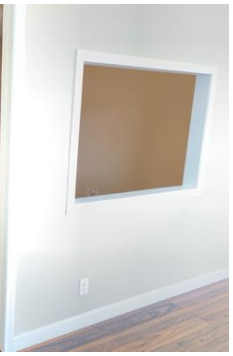

Property Details

- Northlands Industrial Park
- 10’x 12’ Shop doors
- Front building bays measure 100’ deep and 22’+ wide
- Zoning I1
- 2019 taxes $37,605

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