



**GRASSROOTS**  
REALTY GROUP

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**G9, 5550 45 Street W  
Red Deer, Alberta**

**MLS # A2220353**



**\$495,000**

**Division:** Capstone

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,575 sq.ft.

**Zoning:** RL-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

NOW is the Time to Own your own Condo Unit to SHOWCASE your BUSINESS in the Vibrant Capstone Area with new businesses and a New Condo Apartment complex opening soon.~ This is the Sale of Condo Unit #9 in building "G" located in the Cronquist Business Park ( Capstone at Riverlands ) .The exterior fascia of Building G recently updated. This bay features a Customer Reception Area ( Air Conditioned ) ., a large warehouse area with a 10' x 12 ' Overhead Door. There are 2 Designated Customer parking spots and other guest parking at the front along with staff parking at rear of building. . Now is the time to Own your your own Condo unit to showcase your business, or to purchase as an Investment property. 2,538 square feet of Space plus a Mezzanine for storage of 360 sq.ft ( 23'3" x 15'6" )