



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") .