



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 6630 71 Street
Red Deer, Alberta

MLS # A2266766



\$355,000

Division: Golden West

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,055 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.05 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

FOR SALE - 2,024 SF industrial condo located in the Golden West subdivision, with convenient access to Highway 11, 67th Street, Johnstone Drive, and the QEII Highway. Zoned I1, the unit is well-suited for a range of light industrial, service, or contractor uses. ~~ Features Include~~~ Reception Area ~~ 2 Private Offices ~~ 2 Washrooms ~~ Coffee/Shop Sink Area ~~ Generous Undeveloped Mezzanine offers flexible potential for storage, staff space, or future office development ~~~ Approximately 22' Ceiling Height ~~ 12'x14' Overhead Door ~~ Paved Fenced Compound in Rear (Approximately 85'x25') This condo presents a functional layout in a high-visibility industrial area, ideal for owner-users or investors seeking a low-maintenance asset with strong transportation links and immediate usability.