



**GRASSROOTS**  
REALTY GROUP

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4628 62 Street  
Red Deer, Alberta

MLS # A2270015



**\$1,290,000**

**Division:** Riverside Light Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,206 sq.ft.

**Zoning:** I-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.50 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in Riverside Light Industrial Park, this 11,206 SF standalone building is available for sale. The building features a reception area/lobby, six offices (some with windows), two meeting rooms/boardrooms, a file room, multiple storage rooms, and two washrooms. The large shop has 20' ceilings and is separated into two areas with (5) 14' overhead doors. There is a 0.5 acre yard that is fenced and graveled with paved parking available directly in front. This property is also available for lease.