



**4727 60 Street**  
**Red Deer, Alberta**

**MLS # A2273783**



**\$1,150,000**

**Division:** Riverside Light Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,356 sq.ft.

**Zoning:** I-1

**Heating:** Combination, Overhead Heater(s), Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.66 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 3 car hoists, oil furnace

Unique 7,600 sq ft industrial building located in Riverside Industrial Park. This versatile property offers approximately 2,100 sq ft of developed office, meeting and workshop space, plus four separate bays—each with its own overhead door. One bay features two automotive hoists and another has a single hoist, providing excellent functionality for automotive users or service businesses. Bay sizes are: NE: 30' x 49' with 12 x 10 door and 1 hoist, SE: 34 x 50 with 12 x 10 door and 2 hoists, S: 19 x 44 with 9 x 10 door, SW: 19 x 39 with 9 x 10' door. The east side of the building has 112' ceilings and the west side has 10' ceilings. There are 4 2 pce bathrooms in the building and each bay has access. The office area is heated and cooled by a rooftop HVAC unit, while each bay has its own overhead heater. All four bays are separately metered for power and gas, making them ideal for multiple users or individual tenants. This is an excellent opportunity for small businesses sharing common office amenities while maintaining independent shop space, or for someone looking to create a private toy garage with additional rental income options. Exterior space offers ample parking for vehicles or recreational units.