



GRASSROOTS
REALTY GROUP

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**375, 7700 76 StreetClose
Red Deer, Alberta**

MLS # A2275398

\$299,900

Division: Johnstone Crossing

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Canadian Dent

Size: 1,678 sq.ft.

Zoning: I1



Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 0.04 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

TURN-KEY Industrial shop/OFFICE FOR SALE OR LEASE. HIGH-END GLASS WALLS for the 3 Developed offices/ custom built-in reception space with customer 1/2 bath at the back, unfinished MEZZANINE, followed by a 24'9"x 27'03" shop space. Completed with LED lighting, floor drain a 14' OHD with opener, ceiling height approximately 19' clear, 200 AMP Power, paved common areas w/ loads of paved customer parking. Great exposure off of 76 street for a mechanic shop, auto repair/ detailing, mechanical shop and so much more in this I1 zoned condo bay. NNN Costs are \$5.79/PSF (Condo fees are \$401.91/month, Taxes of \$408.25/month condo fees include water/ sewer/ landscaping/ snow removal & reserve fund contributions.) Lease or own/ RENT-TO-OWN, the possibilities are endless,