



**GRASSROOTS**  
REALTY GROUP

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1, 4768 Riverside Drive  
Red Deer, Alberta

MLS # A2294685



**\$599,000**

**Division:** Riverside Light Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,017 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in Riverside Light Industrial Park, this 4,017 SF end unit is available for sale. The unit features a reception area and waiting room, a large showroom, multiple office/storage areas, a washroom, and a large shop with an overhead door. The yard is paved and gravel, fully fenced with one entrance, and shared with neighbouring businesses of the building. Paved parking is available directly in front of the unit. This central location offers excellent access to Gaetz Avenue North and South.