



**GRASSROOTS**  
REALTY GROUP

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**5 Fir Street  
Red Deer, Alberta**

**MLS # A2138171**



**\$679,000**

**Division:** Fairview

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,403 sq.ft.

**Zoning:** C3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.38 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The Seller will provide the chattel & equipment list.

Excellent property for an investment. 2,403 sqft of free stand building in 0.38 Acre of corner lot with sufficient parking spaces. It is surrounded by condominiums and houses. The building is recently renovated and has an unfinished basement. Currently used for a convenience store, but it can be used for Accessory building, Commercial service facility, Dry cleaning business, Restaurant, Motor vehicle service with government approval. C3 Permitted and Discretionary Uses is attached in supplement.