



GRASSROOTS
REALTY GROUP

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**4747 78A StreetClose
Red Deer, Alberta**

MLS # A2150670



\$1,845,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,800 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.29 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This 18,800 SF building on 2.29 acres is available for sale. The property features a 14,400 SF main floor with a reception area, 13 offices, 5 washrooms (one of which is accessible from the shop), a mechanical room, a storage room, and a coffee room. There is a 4,400 SF second floor that includes 16 offices, an open work area, 2 washrooms, a staff lunchroom, a meeting room, a copy room, as well as more storage space. The 10,800 SF shop is separated into two spaces, with 21' ceilings and (3) 14' x 18' overhead doors overall. The yard is graveled and fully fenced and has energized parking stalls along the fence as well as lighting and a 4,800 SF Quonset. Ample paved parking stalls are available directly in front of the building.