



GRASSROOTS
REALTY GROUP

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**Units 7/8, 6610 71 Street
Red Deer, Alberta**

MLS # A2152424



\$12 per sq.ft.

Division: Golden West

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.00 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This 4,800sf end cap industrial double unit is ideally located in Golden West, offering quick access to major roadways including Highway 11, Johnstone Drive, 67th Street, and the QEII Highway. The unit features a mainly open concept layout with a spacious front area, equipped with three washrooms, and a demised warehouse at the back. Its flexible design is easily customizable to suit a variety of business needs. Additional highlights include two 12'x14' overhead doors, upgraded LED lighting, radiant heating in the front and shop areas, sumps and two rows of windows along the front. Ceiling height is approx 24'. Zoned I1, this property boasts paved common parking in the front and a proportionate share of the above-average sized gravel yard at the back, providing a nice combination with the square footage of the unit along with the large yard area. This is an excellent opportunity for businesses seeking a functional and accessible industrial space in a strategic location. The unit's immediate availability ensures a smooth transition for your operations. Current estimated Additional Rent is \$4.70/sf.