



**GRASSROOTS**  
REALTY GROUP

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9, 4676 61 Street  
Red Deer, Alberta

MLS # A2177338



**\$300,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Macmic motors
Bus. Name:	-
Size:	1,576 sq.ft.
Zoning:	I1

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Natural Gas Paid, Electricity Paid For, Phone Connected,
Exterior:	Other	Parking:	-
Water:	-	Lot Size:	0.04 Acre
Sewer:	-	Lot Feat:	Level, Low Maintenance Landscape, Street Lighting
Inclusions:	2 vehicle hoists (both are two Post styles) , pressure washer, engine picker, 2 engine stands, 2 transmission jacks, 10 ton press, Grinder, Vice, work sink, AC equipment for vehicles, floor jack, Wood benches , Some furniture , some office cabinets micro wave, T.V. and wall bracket.		

Building for sale ( Business Asset sale ) with Excellent central Red deer location just off 49 Ave and Gaetz , with great accessibility, also its an End Unit of the complex. As well there is street parking (both sides of street ) and at back of shop. Main floor is 1560 +/-sq.ft interior area with shop area and offices , washroom , and kitchen area . The developed mezzanine is around 305 sq.ft. which also has a furnace room with a forced air furnace ( not being used ). Shop is cinder block construction with 14x12 auto powered insulated garage door and man door , overhead heater . Interior is a curved ceiling and to the beams is 15 feet . Outside access to Back of shop is at side of unit through secured gate opening to fully fenced and lighted shared compound . Condo fees include Reserve fund contribution , Note : Automotive equipment is also available for sale , Mac Mic motors has operated out of this location for 12 +/- yrs . Great repeat clientele with this Automotive service business . Seller may consider leasing shop back .