



**GRASSROOTS**  
REALTY GROUP

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2, 7895 49 Avenue  
Red Deer, Alberta

MLS # A2187562



**\$199,000**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,228 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.03 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furnace, Hot Water Tank

••• INVESTMENT ••• Tenanted Retail Warehouse for SALE. Located in the J5 Centre with 20 other tenants. Easy access to Northlands Industrial Park, just off Gaetz Ave. This unit is second from the end in the U-shaped complex. Plenty of parking with stalls directly in front of the Unit. Large reception area ( 17'x11') two spacious offices/parts rooms/storage/boardroom (12'x12' & 12'x14'), and 22'x24' shop. Air conditioning! Warehouse has forced heating and bright fluorescent lighting. 12'x10; loading door.