



GRASSROOTS
REALTY GROUP

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**Bays 4-5, 7419 50 Avenue
Red Deer, Alberta**

MLS # A2191126



\$1,650,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,216 sq.ft.

Zoning: C4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Drive through paint booth, circular hoist, front desk, and furniture

Looking to expand your portfolio, here is a solid investment property which is well maintained and in a great location. It is facing Gaetz Avenue - zoned C4 -semi-retail space with lots of available parking at the front, including 4 assigned stalls and two 10' X 14' drive-in doors at the rear with two man doors beside it. There is an available 455 sq ft mezzanine. LED lighting and HVAC throughout. The established tenant has 4 years left on the lease. It is currently showing a 4.6% yearly return.