



**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.