



GRASSROOTS
REALTY GROUP

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**4948 54th Avenue
Red Deer, Alberta**

MLS # A2201614



\$799,000

Division:	Railyards
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Walah Signs
Size:	5,870 sq.ft.
Zoning:	DC(28)

Heating:	Natural Gas, Space Heater	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	Electricity, Natural Gas, High Speed Internet, Phone, Sewer
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.48 Acre
Sewer:	Public Sewer	Lot Feat:	Backs on to Park/Green Space, Level, Open Lot
Inclusions:	2 over head cranes. Forklift, CNC Machine. All Equipment on site.		

0.48 Acres! Option to buy and continue to make income with Wallah Signs or own and use amazing flat land and industrial building, or lease and keep for an amazing redevelopment opportunity. Many options to purchase and be in the Railyard community in the core of Red Deer. Building has new roof! and 2 operational manual cranes inside the building. 600sqft of additional usable storage in the second floor. Come with your ideas for this building or hold for future development as the city decides on medium-high density plans.