



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2201614**



**\$675,000**

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

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

0.48 Acres! 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.