



GRASSROOTS
REALTY GROUP

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101, 4931 80 Street
Red Deer, Alberta

MLS # A2202147



\$1,000,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,782 sq.ft.

Zoning: I1

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.11 Acre

Lot Feat: -

This well-maintained 4,782 SF industrial bay is located in the highly sought-after Northlands Industrial Park, just off Gaetz Avenue, offering excellent access to Highway 11A, Highway 2A, and the QEII. The property features four 16'x14' powered overhead doors, including a drive-thru wash bay equipped with a trench and a 2-compartment sump, making it an excellent space for automotive, logistics, or service-based businesses. With high ceilings (approximately 24') and radiant heat in the shop, this unit provides a spacious and comfortable work environment, while the air-conditioned reception and office areas ensure a professional and welcoming atmosphere for clients and employees alike. The front reception area is bright and inviting, featuring a customer coffee station, a private office, and a parts/storage room for additional organization. The developed mezzanine offers even more functional space, including a large staff and training area, a kitchen with cabinetry, a sink, a dishwasher, two spacious offices, and an additional storage room. The property is paved throughout, with ample parking and yard space for ease of operations. With 240v/400a 3-phase power (to be verified), this unit is well-equipped to support various industrial needs. The surrounding area is home to notable businesses such as Kal Tire, Fas Gas, Red Deer Collision North, and Sentinel Storage, ensuring strong visibility and networking opportunities. Tenants are responsible for their proportionate share of property taxes and separately metered utilities. This highly functional industrial space is perfect for businesses looking for a prime location with excellent accessibility. There is a 2nd floor mezzanine, 1314 sq ft, that features 2 offices, a washroom, and a large break/lunch room that could be utilized as a training area.

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