



**GRASSROOTS**

REALTY GROUP

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5912 54 Avenue  
Red Deer, Alberta

MLS # A2247930



**\$329,000**

Division: Riverside Meadows

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,986 sq.ft.

Zoning: DC(34)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 1,986 SF building in Riverside Meadows is available for sale. This well kept building has a front office / retail area of approximately 550 SF with two recently renovated washrooms, one office, and an open mezzanine above. The warehouse has a 12' x 12' overhead door, fluorescent lighting, a floor drain and a hanging forced air furnace. There is a fenced, graveled yard space in the rear that is approximately 49' by 30' (1,470 SF). The front parking is not a part of the property, but there is an annual agreement with the City of Red Deer on the title for usage. The property is also available for lease.