



GRASSROOTS
REALTY GROUP

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#8, 4830 78 Street
Red Deer, Alberta

MLS # A2295144



\$395,000

Division: Northlands Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,715 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Garage door opener, overhead heat, hot water tank

Part of a multi-tenant building in Northlands Industrial park. Main floor front area has large storage area with windows and a washroom. Currently the mezzanine in the shop is wide open but can be framed in for 2 rooms. The shop has a separate washroom, infrared heating, florescent lighting, sump and 12'x14' overhead door with Lexan panels. The shop has an approximate 19' ceiling height. with a shared graveled rear yard. Estimated NNN is \$3.40/sq.ft. This property now has a 5 year escalating lease in place.