



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5, 4608 62 Street
Red Deer, Alberta

MLS # A2300996



\$275,000

Division: Riverside Light Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,428 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.03 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Turn-key automotive shop, ready for service! This 1427 sq ft, single-overhead 12'x14' door w/ opener condo'd bay, located in Riverside Industrial. Featuring a main customer/counter space at the front, several common-area paved parking spots at the front, an exclusive fenced storage compound at the back, and more! A four-post and a two-post lift (tenants) are currently installed and might be able to be negotiated in the sale (with the tenant) along with other misc. equipment. Built in 1992 and in an. Excellent location in the Riverside Light district, within minutes from Gaetz Ave. and 67th Street, major arterial roads in Red Deer. Current tenancy ends in August 2026, but 60-day possession could be available. Radiant heat in the shop and forced air in the office make for a cozy and affordable option to do business out of. Additionally, there is approximately 500 SF of mezzanine space that's currently utilized for parts/storage or future office development if needed. Affordable condo fees of \$292.01/month and taxes of \$435.83/month, with all the amenities needed for your business to thrive in Riverside Industrial park, Red Deer Alberta!