



GRASSROOTS
REALTY GROUP

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1-3, 4768 Riverside Drive
Red Deer, Alberta

MLS # A2308129



\$1,325,000

Division: Riverside Light Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,955 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.51 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent owner/user investment opportunity! Located in Riverside Light Industrial Park, this 8,955 SF multi-unit industrial/commercial mix building, on 0.51 acres, is available for sale. A purchaser can occupy a portion of the building while benefitting from existing rental income from established tenants. There are three units in the building. Unit 1 is 4,200 SF and is currently the home of a printing business who will vacate upon completion of a sale. Unit 2 is 2,400 SF and is currently leased to Kensei Gym. Unit 3 is 2,355 SF and is currently leased to Nyman's Artmarks. There is a fully fenced, shared yard behind the building and ample paved parking available directly in front. The property is centrally located with quick access to Gaetz Avenue and 67th Street.