



GRASSROOTS
REALTY GROUP

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2 & 3, 4768 Riverside Drive
Red Deer, Alberta

MLS # A2308138



\$750,000

Division: Riverside Light Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,755 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 investment opportunity! Located in Riverside Light Industrial Park, two condo units totaling 4,755 SF are available for 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. The building sits on 0.51 acres and there is a fully fenced, shared yard behind the building with ample paved parking available directly in front. The property is centrally located with quick access to Gaetz Avenue and 67th Street. These units can be purchased together, or the entire building can be purchased as a whole offering investment or owner/user options.