



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6789 52 Avenue
Red Deer, Alberta

MLS # A2315291

\$575,000



Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,491 sq.ft.

Zoning: LI

Heating: Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Tar/Gravel

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Ideal investment for you to use and enjoy for yourself or, lease one bay or both bays out to maximize the return on this investment. A perfect opportunity to see great potential for a cash on cash return. Net operating income divided by the sale price and you'll be satisfied with future possibilities for a Cap Rate. Zoned I1 in an industrial {business service} district allows for a huge range of Permitted uses and even more options under Discretionary uses. Warehouse storage, sales relating to manufacturing, building signage, Industrial support services, processing, distribution, repair, servicing, and/or rental base for any article, and plenty of out door storage. Bay B currently vacant and has a 18' 10" x 12" front customer area ,Back office 19'x11'8", board room/lunch room 11'9"x 11'6" with Fridge, sink, counter top and 2 pc bath, shop bay itself is 52'x24' with 14' X14' shop door, 24'x18' mezzanine for extra storage or inventory, back compound is fenced. Bay A currently rented to long term tenant. Entrance is 10'X5', front reception and public wait area 12' wide and 23' long, front office is 13'8"x17'8", storage for supplies 8'9"x 8'7", working bay area 30"wide x 55" long, mezzanine 30' x 24' long, bathroom 2 pc is 6"5 x 5'11" . Back compound is open.r. New windows installed on front side of building. Easy location to find, off street parking available. Don't wait for one just like it, that won't happen. New opportunities can be made, new outcomes can be attained or just get more shop for yourself. Immediate possession is possible with subject to the one tenancy. Original owner since the creation of..