



GRASSROOTS
REALTY GROUP

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14, 4646 RIVERSIDE Drive
Red Deer, Alberta

MLS # A2323461



\$635,000

Division: Riverside Light Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.72 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Well-appointed main floor & second-floor OFFICE SPACE (6000 SF). The second floor has a separate entrance, perfect for running your office from and leasing out the other floor. Great corner unit in a high-traffic area facing Riverside Drive—most recently occupied by Cascadia. The space consists of a large office area with dark wood door trim, a large reception desk, an area with a lot of storage, carpet throughout, fluorescent lighting and pot lights, HVAC, a security monitoring system, central vac, central A/C, and more. The main floor has 2 boardrooms, 5 offices, shared washrooms, a kitchen area, a workroom, server/printer/copier space, and a large file storage area. The upstairs has 3 offices plus a large open workstation area with many windows, washrooms, a utility room, and a kitchen area. There are 24 parking stalls (approximately 10 are energized). An additional fenced/secured storage compound is assigned to this unit at the rear, approximately 30'x50' in size.