



GRASSROOTS
REALTY GROUP

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2460 36 Avenue
Rural Red Deer County, Alberta

MLS # A2327942



\$515,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: The Old Firehall

Bus. Name: -

Size: 5,133 sq.ft.

Zoning: DCD-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.53 Acre

Sewer: -

Lot Feat: -

Inclusions: Refrigerator, Siren

Step into a truly unique commercial opportunity with this former firehall ideally located near the airport, offering exceptional functionality and versatility for a wide range of industrial or specialty uses. This metal building with fir studs was built to last. Equipped with robust 300+ amp electrical service to support high-demand operations. Position your business in a high-exposure, accessible location with this distinctive property just seconds from the airport. Designed for efficiency and adaptability, the building features a 1,578 sq ft shop complete with drive-through loading doors—perfect for logistics, fleet service, or light industrial operations. An additional 333 sq ft paint booth provides a turnkey solution for automotive, fabrication, or finishing work. Inside, the layout supports both operational and administrative needs with a spacious staff room, two private offices, and three dedicated workshop or R&D rooms—ideal for specialized production, testing, or creative workspace. Adding to its character and visibility, the property includes a fully functioning station siren—an iconic feature that sets this property apart and offers unique branding potential. Whether you're expanding your operations, launching a specialized facility, or seeking a one-of-a-kind investment, this property delivers flexibility, function, and standout appeal.