



GRASSROOTS
REALTY GROUP

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1800 49 Avenue
Red Deer, Alberta

MLS # A2346166



\$1,300,000

Division: West Lloydminster City

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,760 sq.ft.

Zoning: C-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Westerner Park, this 5,760 SF commercial / industrial standalone building on 1 acre is available for sale. The building features a reception area, two private offices, two washrooms, and an open showroom with large windows, bringing in plenty of natural light. The shop space includes (2) 14' overhead door, a shop washroom, and a storage mezzanine. The property is fully fenced and paved with ample parking available and quick accessibility to Highway 2 and 19th Street.