

FOR SALE

4747 78A ST CLOSE, RED DEER

Well Maintained Shop



LOCATION:

Northlands
Industrial Park



BUILDING AREA:

±18,800 SF
14,400 SF Main floor
4,400 SF Second Floor



ZONING:

I1- Industrial
Commercial Zoning



SALE PRICE:

\$1,870,000
Plus Taxes and GST

PRESENTED BY

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THE PROPERTY

4747 78A STREET CLOSE

FOR LEASE - 18,800 SF well maintained industrial building situated on a 2.29 acre lot (14,400 SF main floor and a 4,400 SF Second Floor) with a reception area. Located in Northlands Industrial Park details of this property includes:

- » **Zoning = I1 Industrial Commercial**
- » **Fenced and paved 2.29 acre yard**
- » **Paved front parking**
- » **Front office includes:**
 - 10x main offices with windows
 - Reception / waiting room
 - 2x Washrooms
 - Full size kitchen
 - Additional staff rooms
- » **Fully developed 2nd floor office**
- » **60' x 80' Quonset**
- » **Built in 1989**

SHOP HIGHLIGHTS:

- » **Separate west shop space**
- » **21' Ceiling height**
- » **90' x 120' shop size**
- » **LED lighting**
- » **3x overhead doors**
 - 14' x 16' OH Doors
- » **Additional rooms/office space**
- » **one shop washroom**
- » **Separate compressor room**

This property is available for sale at \$1,870,000 with property taxes being estimated at \$17,430.83 for the 2024 year.



PROPERTY DETAILS & FLOOR PLAN

PROPERTY DETAILS

MUNICIPAL:	4747 78A St Close, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 8823119, Block: 4, Lot: 5A
TOTAL SIZE:	SF of Building ± 18,800 SF <ul style="list-style-type: none">• 14,00 SF Main Floor• 4,400 SF Second floor
ZONING:	I1 - Industrial Commercial
YEAR BUILT:	1989
PARKING:	Paved parking on-site

FOR SALE:

TOTAL PRICE: **\$1,870,000.00**

TAXES: **\$17,430.83**

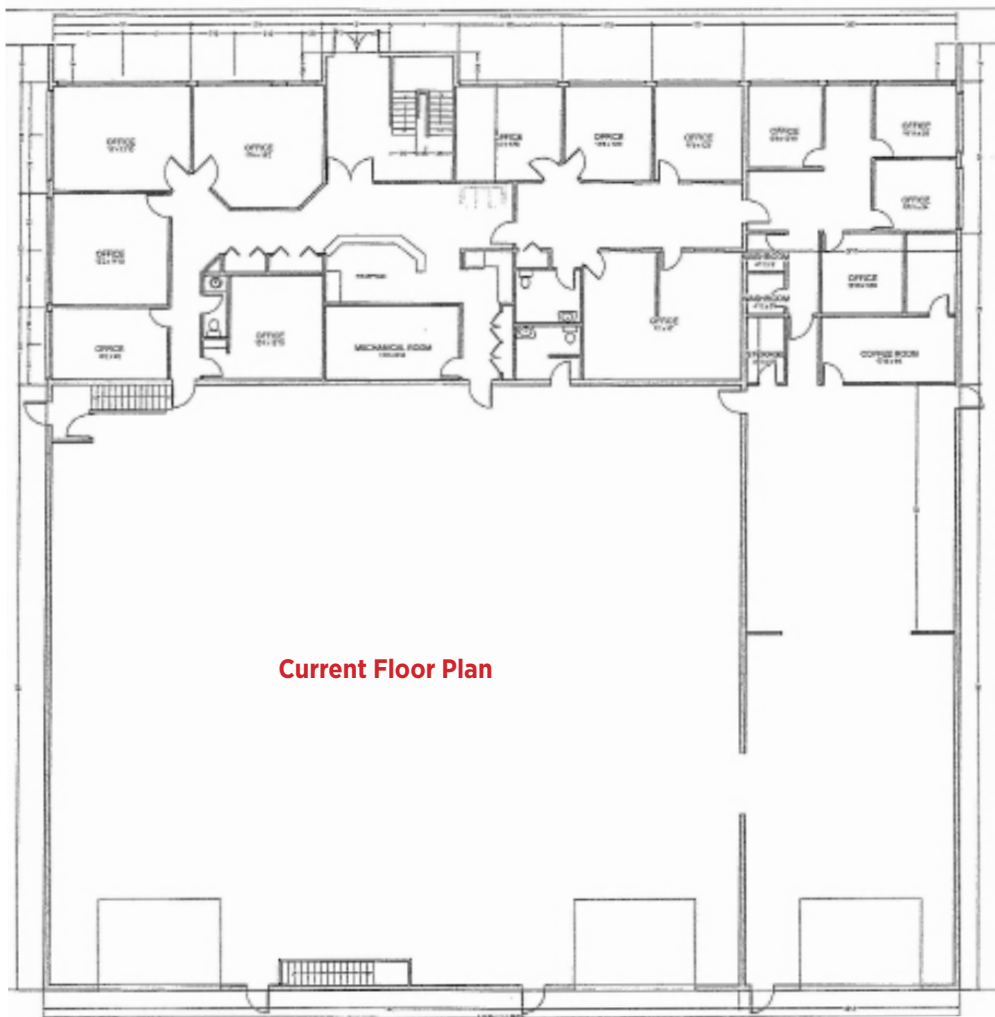
** Tenant is responsible for GST

PROPERTY TOUR

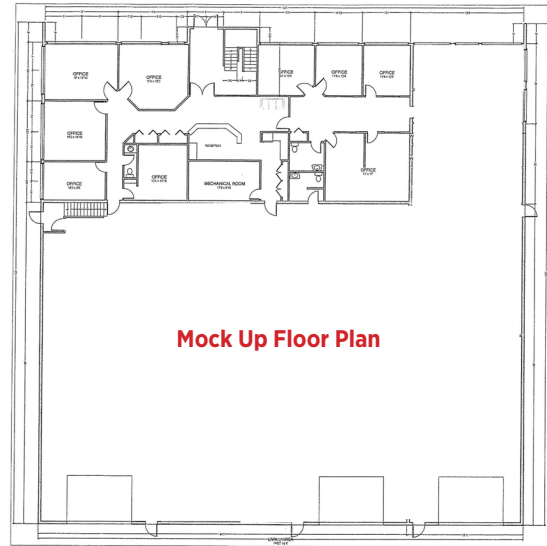


PROPERTY FLOOR PLAN & PHOTOS

Main Floor



Current Floor Plan



Office Space



ADDITIONAL PHOTOS

Shop Space



Yard Space

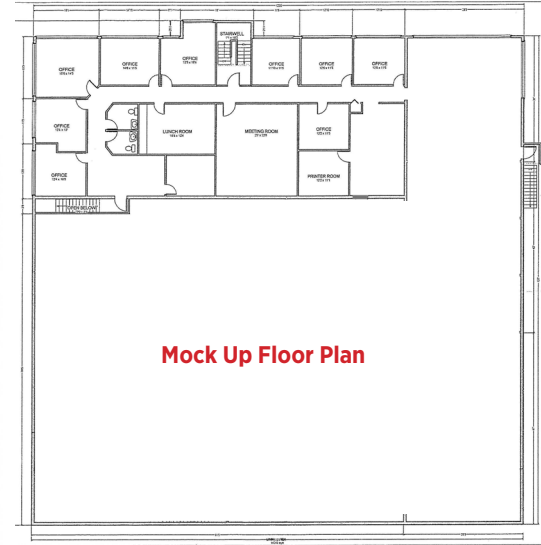


PROPERTY FLOOR PLAN & PHOTOS

Second Floor



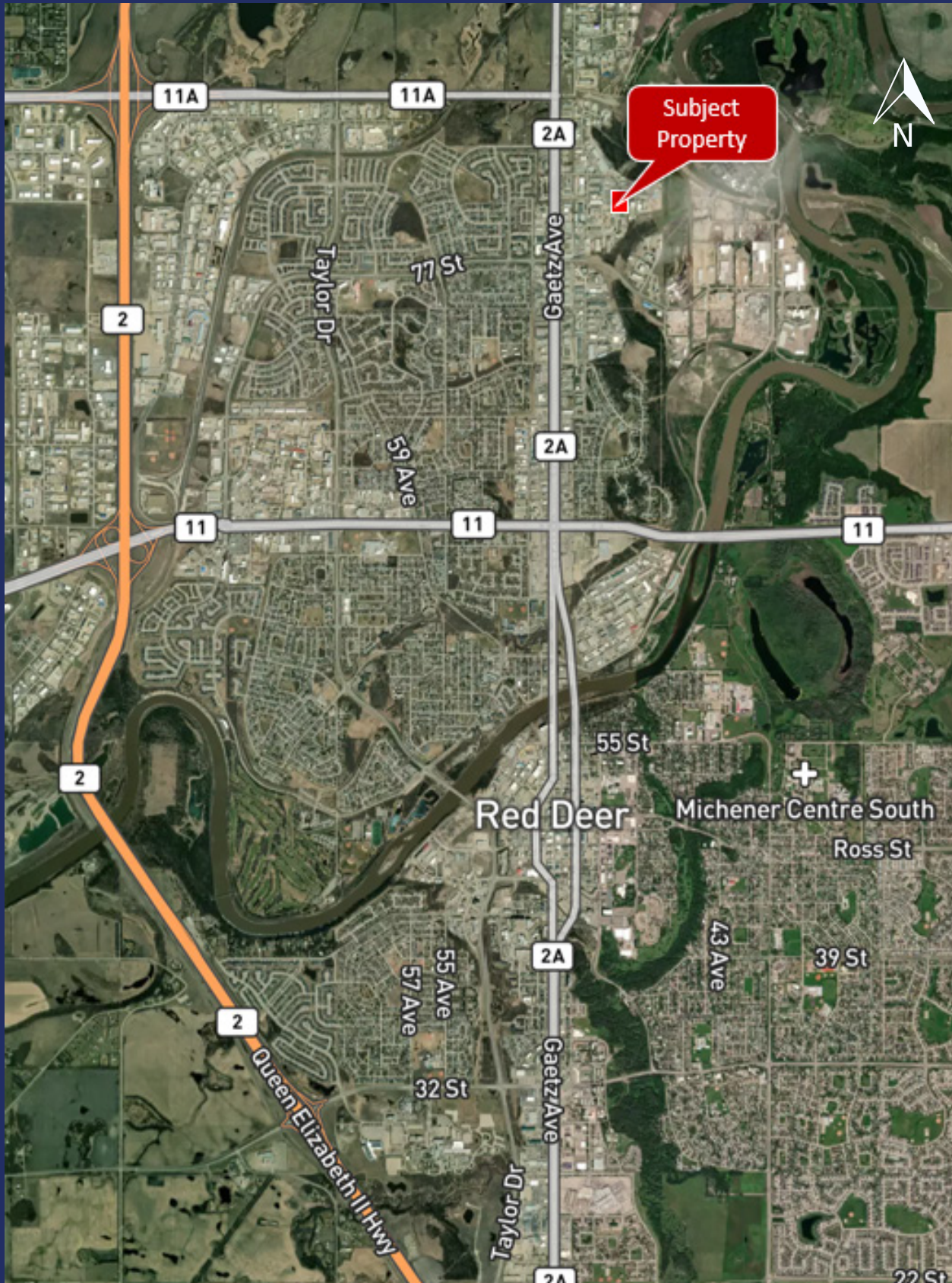
Current Floor Plan



Mock Up Floor Plan



LOCATION / MAP



403.986.7777

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RE/MAX

COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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