

# FOR SALE

UNIT 1, 4768 RIVERSIDE DRIVE, RED DEER



**LOCATION:**

Riverside Light  
Industrial Park



**PROPERTY SIZE:**

4,017 SF



**ZONING:**

IC - Industrial  
Commercial Mix



**SALE PRICE:**

\$599,000.00

**PRESENTED BY**

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# THE PROPERTY

UNIT 1, 4768 RIVERSIDE DRIVE

## CENTRALLY LOCATED COMMERCIAL INDUSTRIAL UNIT

4,017 SF light industrial commercial mix unit available for sale in Riverside Light Industrial Park in Red Deer. This property includes:

- » Reception Area & Waiting Room
- » Large Showroom
- » Multiple Offices/Storage Spaces
- » Large Shop with an Overhead Door
- » Storage Mezzanine
- » Shared, Fully Fenced Yard
- » Easy Access to Gaetz Avenue
- » Zoning = IC
- » Paved Parking in the Front



# PROPERTY DETAILS

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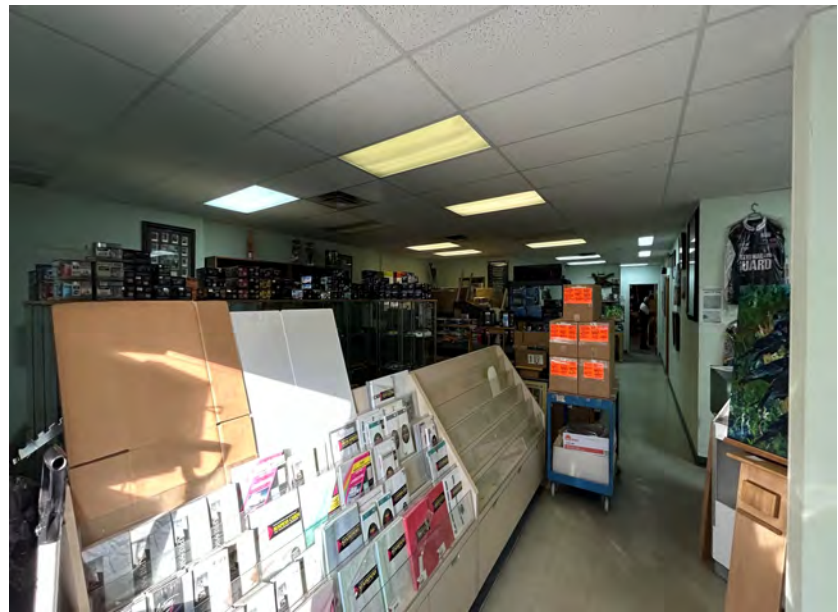
|                                |  |
|--------------------------------|--|
| <b>MUNICIPAL:</b>              | Unit 1, 4768 Riverside Drive,<br>Red Deer, AB, T4N 2N7 |
| <b>LEGAL LAND DESCRIPTION:</b> | Condominium Plan 9621945<br>Unit 1                     |
| <b>TOTAL SIZE:</b>             | ± 4,017 SF   |
| <b>YEAR BUILT:</b>             | 1996   |
| <b>ZONING:</b>                 | BSI - Business Service Industrial                      |
| <b>PARKING:</b>                | Ample parking on site.                                 |

## FINANCIAL DETAILS

### FOR SALE

|                    |                              |
|--------------------|------------------------------|
| <b>SALE PRICE:</b> | <b>\$599,000.00</b>          |
| <b>CONDO FEES:</b> | <b>\$738.68/month (2025)</b> |

\*Plus GST



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RE/MAX COMMERCIAL BROKERAGE

**REMAX**  
**COMMERCIAL**  
**PROPERTIES**

**YOUR RE/MAX COMMERCIAL TEAM**

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