

FOR SALE

7875 48 AVE #26, RED DEER

Northlands Industrial Park



LOCATION:

7875 48 Ave, Red Deer



SITE AREA:

2,103 Square Feet



ZONING:

I1 - Light Industrial



PRICE:

\$154,000.00

PRESENTED BY

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THE PROPERTY

7875 48 AVENUE #26

FOR SALE - 2,103 SF well maintained two floor office condo unit which is located on the busy north end of Red Deer in Northlands Industrial Park. This unit currently includes:

- » **Office space over 2 floors which includes:**
 - Large reception area with windows
 - Multiple offices
 - Large boardroom
 - Washrooms on both floors
- » **End unit with alot of natural light**
- » **Air conditioned office space**
- » **Paved parking in the front and along the side**
- » **Potential to become a wide open industrial unit**

This property is available for sale at \$154,000.00 and property taxes are \$3,609.00 for the 2024 year.



PROPERTY PHOTOS / DETAILS

PROPERTY DETAILS

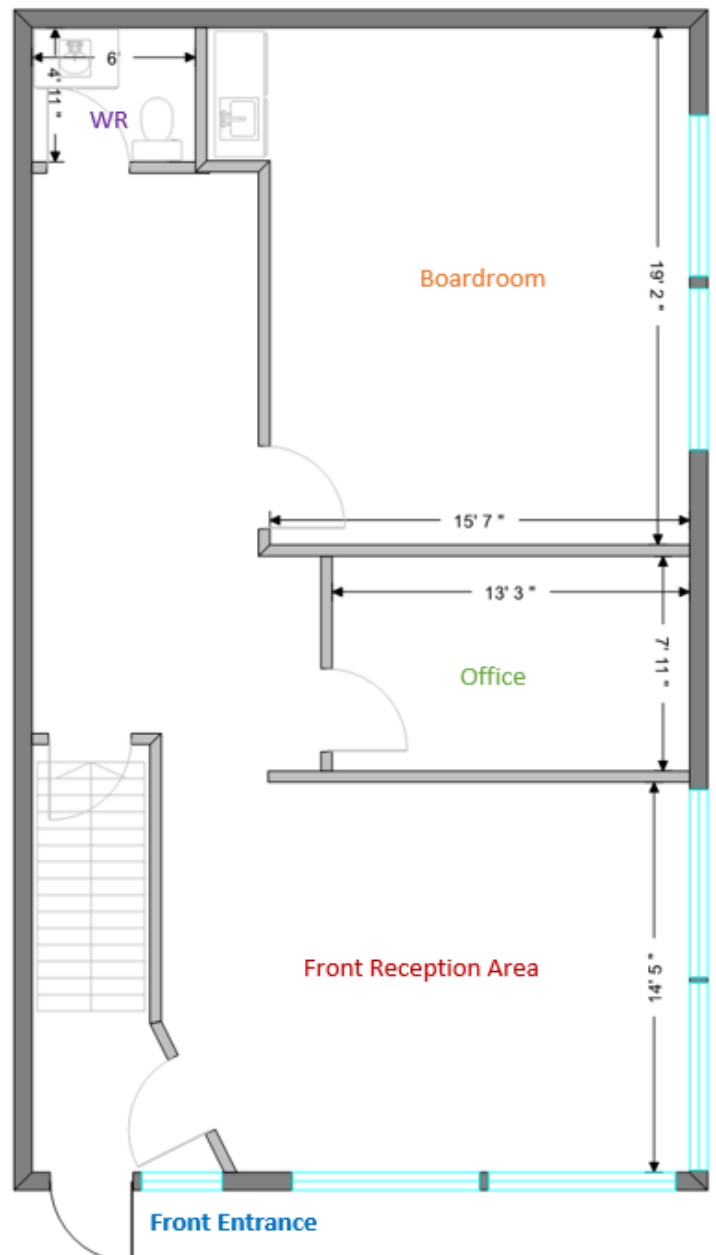
MUNICIPAL:	7875 48 Avenue #26, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 8022412, Lot: 26
TOTAL SIZE:	SF of Building ± 2,103 SF
ZONING:	I1 - Light Industrial
YEAR BUILT:	1980
PARKING:	Shared common parking lot

FOR SALE

SALE PRICE:	\$154,000.00
TAXES:	\$3,609.00

** Tenant is responsible for GST

PROPERTY TOUR 

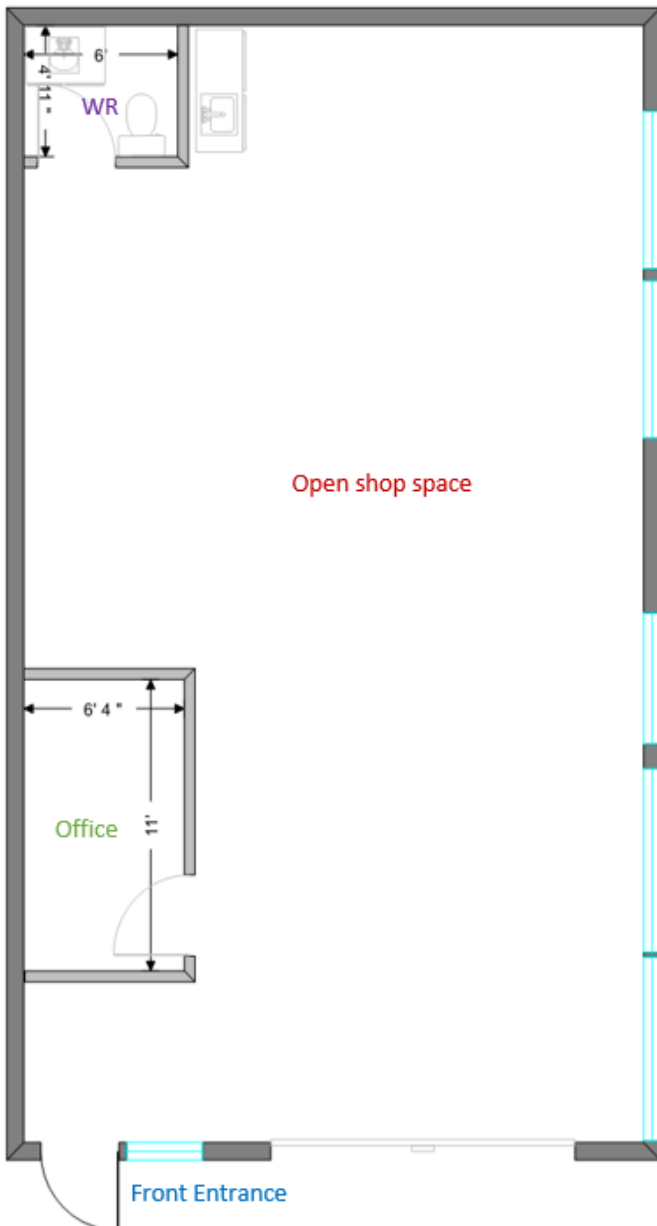


PROPERTY MOCK UP

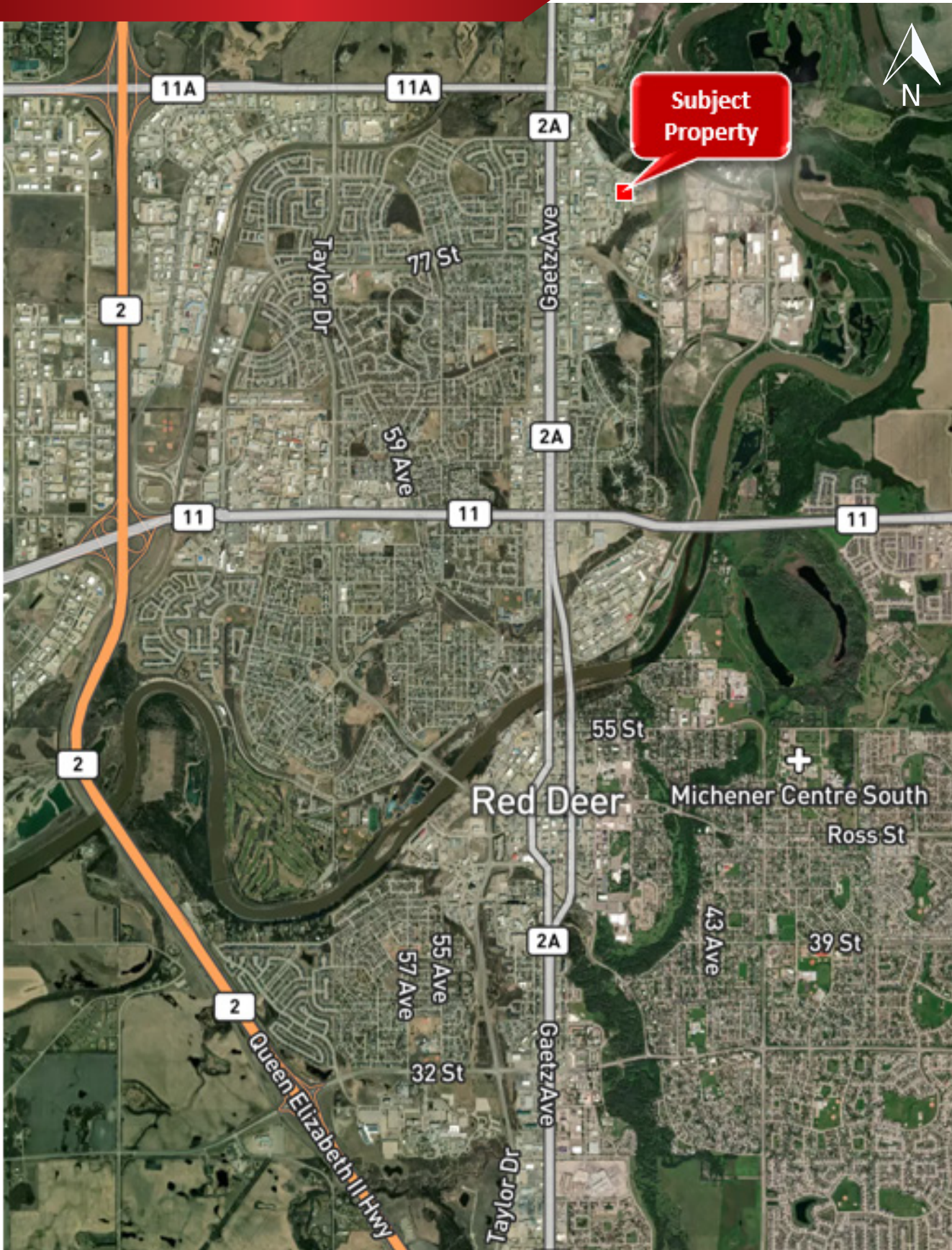
Sample Mock Up

Entire space = 2,103 Square Feet

- » (1) 12 x 14 overhead door in the front
- » Bright open shop space
- » Shop office in front
- » Shop washroom
- » Additional sink



LOCATION / MAP



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PROPERTIES

CALGARY & RED DEER'S
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