

# FOR SALE

110, 488 MCCOY DRIVE  
RED DEER COUNTY, AB





## About the Property

---

This well-located industrial condo opportunity in McKenzie Business Park offers 2,273 SF, ideal for businesses seeking functional warehouse space. Located minutes from Red Deer with direct access to QE2, the site provides efficient regional connectivity.

Unit 110 includes 2,273 SF of open warehouse space and is equipped with a 14' x 16' rear overhead door, offering excellent functionality for a variety of industrial or commercial uses.

The property includes a shared, fully paved yard area at the rear, suitable for limited outdoor storage, staging, or deliveries, along with ample on-site parking. Zoned BSI (Business Service Industrial) in Red Deer County, this property accommodates a wide variety of commercial, light industrial, and recreational uses. The unit is vacant and available for immediate occupancy.

### LEGAL DESCRIPTION

Condo Plan 1521699, Lot U6

---

### UNIT SIZE

2,273 SF

---

### LOCATION

McKenzie Industrial Park

---

### ZONING

BSI - Business Service Industrial

---

### SALE PRICE

\$429,990 + GST

---

### POSSESSION

Immediate

## | Unit 110

### UNIT SIZE

2,273 SF

### CONDO FEES

\$552.50/month + GST

### PROPERTY TAXES (2025)

\$6,218.28 + GST

### LOADING

(1) 10' x 10' O/H Door with Sunshine Panels

(1) 14' x 16' Overhead Door

### HVAC

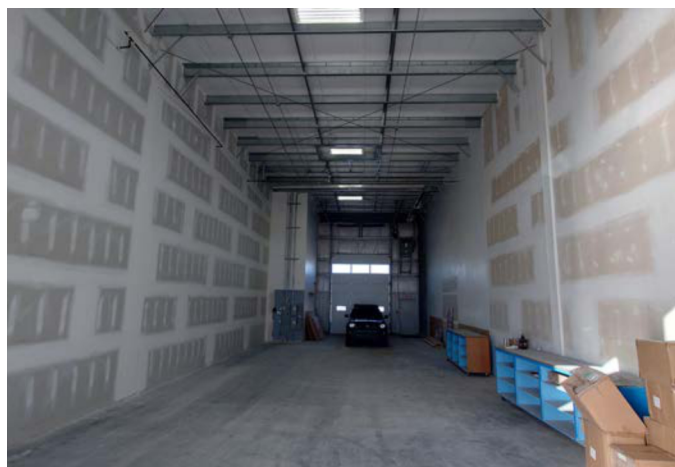
- › Radiant Shop Heating

### LIGHTING

Fluorescent

### YARD

Shared; Paved





# Central Alberta's Ambassador for Commercial Real Estate



**SALOMONS**  
COMMERCIAL

#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
[www.salomonscommercial.com](http://www.salomonscommercial.com)

**Davin Kemshead**  
Listing Agent  
403.314.6190  
[davin@salomonscommercial.com](mailto:davin@salomonscommercial.com)

**Mike Williamson**  
Associate  
403.314.6189  
[mike@salomonscommercial.com](mailto:mike@salomonscommercial.com)

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
[kelly@salomonscommercial.com](mailto:kelly@salomonscommercial.com)

**Max Field**  
Associate  
403.314.6186  
[max@salomonscommercial.com](mailto:max@salomonscommercial.com)

**Brett Salomons**  
Partner  
403.314.6187  
[brett@salomonscommercial.com](mailto:brett@salomonscommercial.com)

**Jordan Krulicki**  
Associate  
403.314.6185  
[jordan@salomonscommercial.com](mailto:jordan@salomonscommercial.com)