

FOR SALE

**7573 45 AVENUE CLOSE
RED DEER, AB**





About the Property

This 4.77-acre industrial parcel is located in Riverside Heavy Industrial Park and offers a fully fenced and graveled site, ready for development. Grading work was completed within the past year, along with the removal of several small concrete slabs to improve site conditions and usability. Zoned I2, the property is designated for heavy industrial uses and provides flexibility for a variety of operations.

While municipal sanitary service is not currently available to the lot, adjacent properties are serviced, and there may be potential for future connection. There are no off-site levies owing on the property, supporting a lower entry cost for development.

Strategically positioned with convenient access to key transportation routes, including major highways and arterial roads, this site offers strong logistical advantages. It presents a solid opportunity for industrial users seeking a prepared and well-located parcel in a growing and established industrial area.

LEGAL DESCRIPTION

Plan 2122947, Block 2, Lot 2

SITE SIZE

4.77 Acres

LOCATION

Riverside Heavy Industrial Park

ZONING

I2 - Heavy Industrial

SALE PRICE

\$1,300,000

PROPERTY TAXES

\$29,779.81 (2025)

POSSESSION

Immediate



Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
 Listing Agent
 403.314.6187
brett@salomonscommercial.com

Kelly Babcock
 Partner/Broker
 403.314.6188
kelly@salomonscommercial.com

Mike Williamson
 Associate
 403.314.6189
mike@salomonscommercial.com

Davin Kemshead
 Associate
 403.314.6190
davin@salomonscommercial.com

Max Field
 Associate
 403.314.6186
max@salomonscommercial.com

Jordan Krulicki
 Associate
 403.314.6185
jordan@salomonscommercial.com