

FOR SALE

7640 & 7650 42 AVENUE, RED DEER, AB





LOCATION

Riverside Heavy Industrial District



LEGAL DESCRIPTION

Plan 273RS, Lot C1



SALE PRICE

\$975,000



PROPERTY TAXES (2023)

\$19,361 (TBV)



ZONING

I2 - Heavy Industrial District



POSSESSION

Immediate

PROPERTY DETAILS

Opportunity to purchase (2) multi-tenant buildings located in the Riverside Heavy Industrial Park. Each unit features a wide open bay, bathroom, small office and is equipped with a 12'x14' O/H door. Current available bays beginning at 1,800 SF to 4,000 SF of contiguous space, offers spaces for businesses of all sizes. Immediate possession available.

Income generating property with current tenant on a month to month lease, and additional income coming in from advertisement sign lease at \$600/month + GST.

Features

SITE SIZE

2.15 Acres

BUILDING SIZE

7640 42 Ave: 7,200 SF

7650 42 Ave: 5,600 SF

Total: 12,800 SF

YEAR BUILT

1978

SITE COVERAGE RATIO

12.07%

LOADING

(11) 12' x 14' O/H Doors

POWER

100A; 240V (per unit)

LIGHTING

High Bay

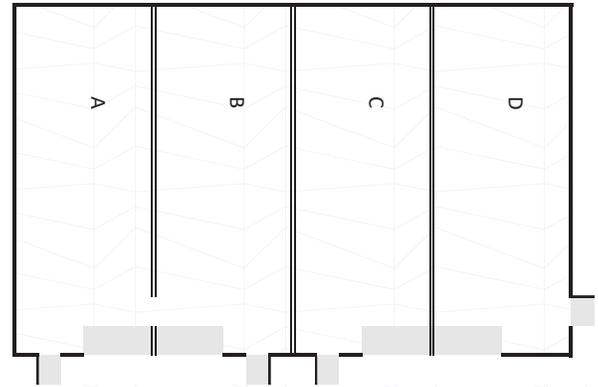
YARD

Fully graveled and fenced

USES PERMITTED

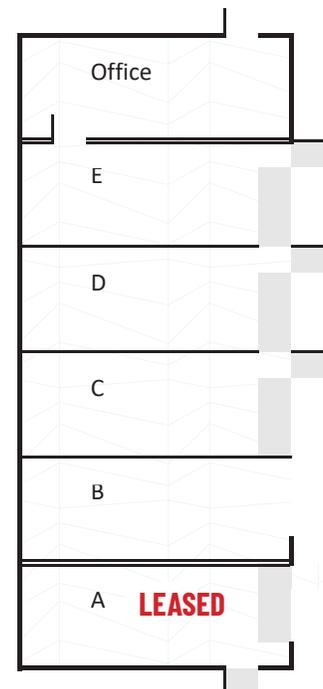
- › Accessory sales related to manufacturing, processing, and/or distribution of any article;
- › Industrial support services;
- › Manufacture, processing, distribution, repair, servicing, and/or rental of any articles;
- › Warehousing

7640 42 AVE



7650 42 AVE

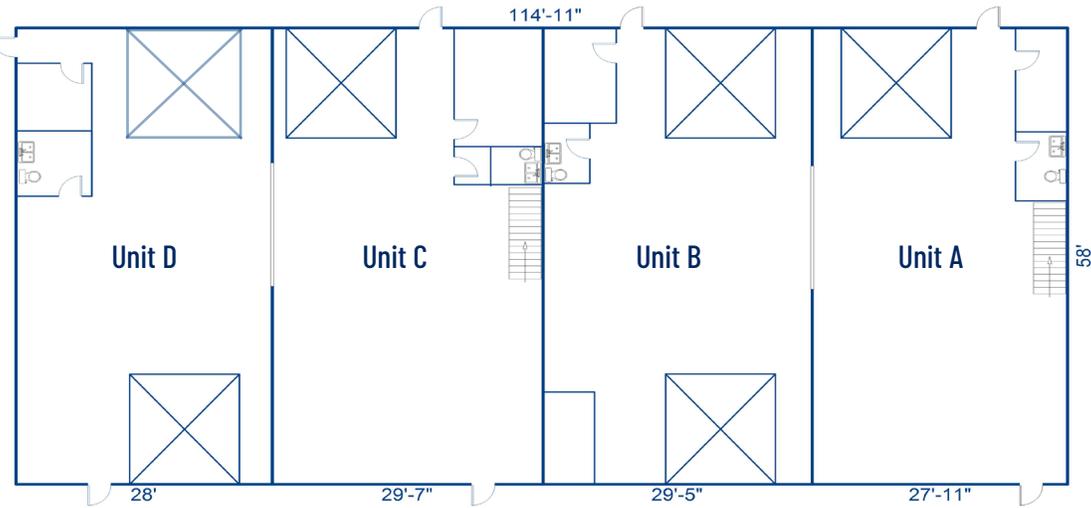
Upstairs also



Floor Plan

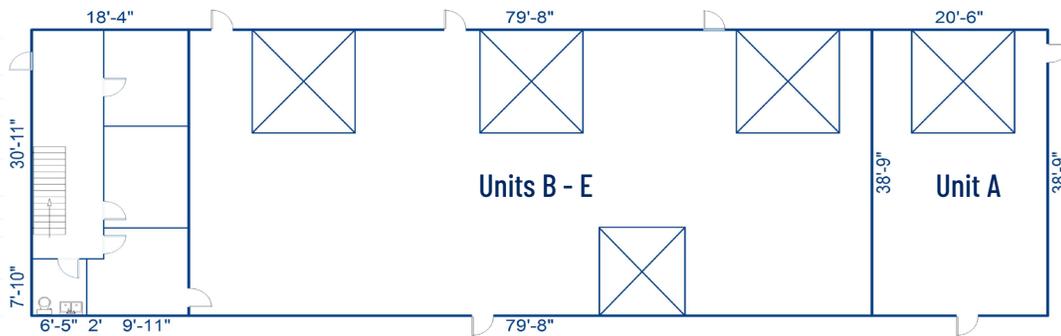


7640 42ND AVENUE

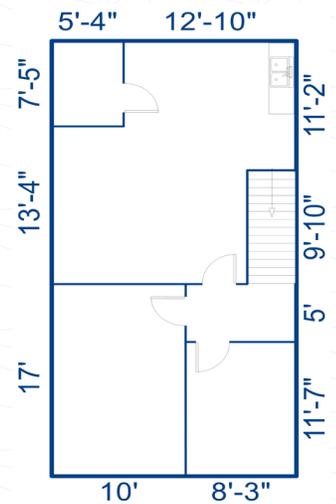


7650 42ND AVENUE

Main Floor



Second Floor



7640 42 Ave

7640 & 7650 42 Avenue



7650 42 Ave



7640 & 7650 42 Avenue





For more information, please contact:



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