# \$300,000 - 9, 4676 61 Street, Red Deer

MLS® #A2177338

## \$300,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.04 Acres

NONE, Red Deer, Alberta

Building for sale (Business Asset sale) with Excellent central Red deer location just off 49 Ave and Gaetz, with great accessibility, also its an End Unit of the complex. As well there is street parking (both sides of street) and at back of shop. Main floor is 1560 +/\_sq.ft interior area with shop area and offices, washroom, and kitchen area. The developed mezzanine is around 305 sq.ft. which also has a furnace room with a forced air furnace ( not being used ). Shop is cinder block construction with 14x12 auto powered insulated garage door and man door, overhead heater. Interior is a curved ceiling and to the beams is 15 feet . Outside access to Back of shop is at side of unit through secured gate opening to fully fenced and lighted shared compound. Condo fees include Reserve fund contribution, Note: Automotive equipment is also available for sale, Mac Mic motors has operated out of this location for 12 +/- yrs . Great repeat clientele with this Automotive service business. Seller may consider leasing shop back.

Built in 1966

# **Essential Information**

MLS® # A2177338 Price \$300,000

Bathrooms 0.00 Acres 0.04







Year Built 1966

Type Commercial

Sub-Type Industrial

Status Active

# **Community Information**

Address 9, 4676 61 Street

Subdivision NONE

City Red Deer

County Red Deer

Province Alberta

Postal Code T4N 2K2

### **Amenities**

Utilities Electricity Paid For, Natural Gas Paid, Phone Connected, Sewer

Connected, Water Paid For

Parking Spaces 6

#### Interior

Interior Features Ceiling Fan(s), High Ceilings

Heating Forced Air, Natural Gas, Overhead Heater(s)

#### **Exterior**

Lot Description Low Maintenance Landscape, Level, Street Lighting

Roof Membrane

Construction Other

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 4th, 2024

Days on Market 357

Zoning I1

## **Listing Details**

Listing Office Century 21 Advantage

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