

FOR SALE

5, 4616 62 STREET
RED DEER, AB



PRICE REDUCED



About the Property

Well-located automotive bay available for sale in Riverside Light Industrial Park, offering a practical layout suited for mechanical or automotive repair operations. This functional industrial unit provides a clean and efficient workspace for owner-users or investors.

The shop features upgraded lighting and a 12-foot wide by 14-foot high sunshine panel overhead door, allowing for excellent natural light and easy access for larger vehicles. An entrance vestibule separates the customer reception area from the main shop, contributing to a professional and organized workflow.

Positioned with convenient access to major transportation routes, this property offers visibility and functionality in one of Red Deer's most established light industrial districts. Possession is negotiable.

LEGAL DESCRIPTION

Condo Plan 9423490, Unit 9

UNIT SIZE

950 SF

LOCATION

Riverside Light Industrial Park

ZONING

IC - Industrial Commercial (Mixed Use)

PROPERTY TAXES

\$3,595 (2024)

LOADING

12' x 14' Sunshine Panel Overhead Door

HVAC

Gas-Fired Unit Heater

SALE PRICE

\$210,000

POSSESSION

Immediate





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