

FOR SALE

6670 71 STREET
RED DEER, AB



SALOMONS
COMMERCIAL

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About the Property

Introducing a premier industrial property nestled in Johnstone Industrial Park: a 17,175 square foot building resting on a paved 2-acre lot. Constructed in 2002, this facility boasts a solid foundation and modern infrastructure. Currently operating as a car and truck wash, it features convenient Drive Thru bays, along with a dedicated Office and Retail Area. Its expansive yard, fully paved for optimal functionality, offers ample space for maneuvering.

Strategically positioned for seamless access to major arterial roads such as 67th Street and Johnstone Drive, as well as key highways including QEII and Highway 11, this property ensures swift connectivity for logistical operations.

Equipped with heated concrete aprons for each overhead door and fortified by a robust 6" Water Main, this building is primed for efficient operations in all seasons. Furthermore, the sale encompasses all car wash equipment, presenting a lucrative turnkey opportunity for prospective buyers.

Beyond its current use, the potential for this industrial space is vast. With its versatile layout and strategic location, it lends itself to a myriad of possibilities, from automotive services to warehousing or distribution ventures.

Don't miss out on the chance to secure this multifaceted industrial asset in one of the region's most coveted locations. Explore the boundless opportunities awaiting you in Johnstone Industrial Park!

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LEGAL DESCRIPTION

Plan 0125593, Block 1, Lot 3

BUILDING SIZE

17,175 SF

LOT SIZE

2.0 Acres

LOCATION

Johnstone Industrial Park

ZONING

I1 - Light Industrial

SALE PRICE

\$2,950,000

PROPERTY TAXES

\$47,404 (2023)

POSSESSION

Negotiable

Property Overview

UNIT SIZE

Office & Retail Area:	1,950 SF
Truck Bays:	8,800 SF
10 Stall Car Wash:	6,425 SF
TOTAL:	17,175 SF

LOADING

- › (8) 14' x 16' Overhead Doors
 - (4) 100' Deep Drive Thru Bays

BARN WASH

- › (2) 10' x 10' Overhead Doors
 - 100' Deep Bays

POWER

800 Amp electrical service (TBV)

HVAC

Radiant Heat; Make Up Air; Heat & A/C in the offices

LIGHTING

High Bay

DRAINAGE

Trench Sump

POSSESSION

Negotiable

YEAR BUILT

2002

YARD

2 acres; fully paved

PARKING

Ample parking on site

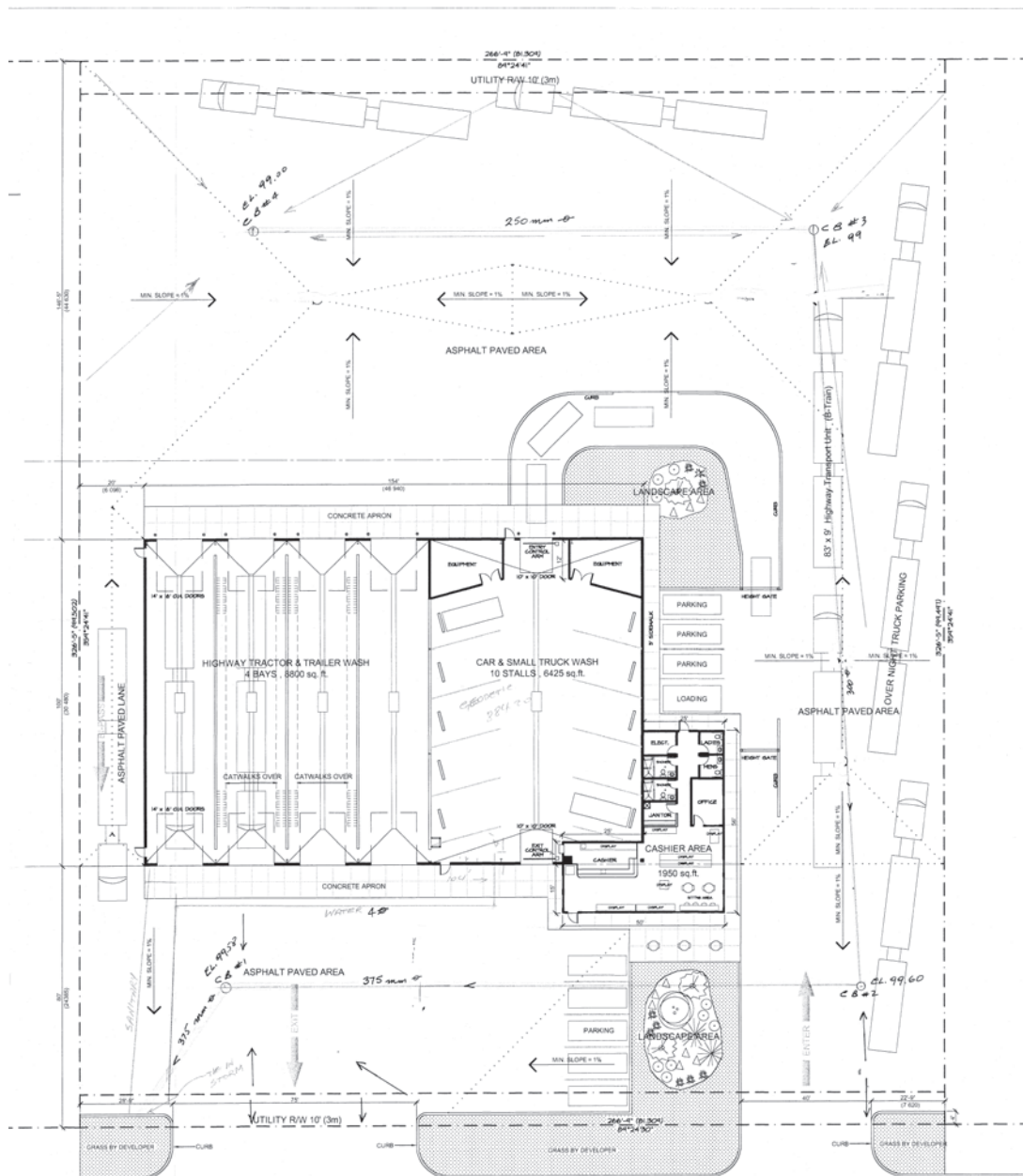
FEATURES

- › Reception/Retail Area
- › Kitchenette
- › Private Office
- › Locker Room
- › Laundry Room
- › Washrooms
- › Sales Counter

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Floor Plan







Central Alberta's Ambassador for Commercial Real Estate



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