

WELL MAINTAINED INDUSTRIAL SHOP

# FOR SALE

Bay#5 6720 71 Street, Red Deer



**LOCATION:**  
Golden West



**SITE AREA:**  
Industrial with Office



**BUILDING SIZE:**  
±2,160 Sq Ft



**ZONING:**  
I1- Industrial



**PRICE:**  
\$395,000.00

**PRESENTED BY**

**CAM TOMALTY**  
403.350.0075  
cam@remaxcprd.com

**JEREMY MAKILA**  
403.373.7333  
jeremy@remaxcprd.com

**WWW.REDDEERCOMMERCIAL.COM**

# THE PROPERTY

#5 6720 71 STREET

**FOR SALE** - 2,160 SF well kept industrial condo located just south of Johnstone Industrial Park in Golden West available for sale. This building includes:

## BUILDING HIGHLIGHTS:

- » Reception /waiting area
- » Staff kitchen/lunchroom
- » An additional room (Flex Room)
- » Second floor (1,295 SF) office space
- » Six offices in total
  - 3x offices on the main floor
  - 3x offices on the second floor
- » Large boardroom with kitchenette
- » 12' X 14' overhead bay door
- » Fenced compound
- » Built in 2001
- » Front paved parking
- » Three washrooms
- » Zoning = I1 - Light Industrial

The property is listed for sale at \$395,000, the estimated property tax for 2023 is \$7,400.15 and the monthly condo fees are estimated at \$440.26 a month.



# PROPERTY DETAILS/ PHOTOS

## PROPERTY DETAILS

**MUNICIPAL:** #5 6720 71 Street, Red Deer

**LEGAL LAND DESCRIPTION:** Lot: 1, Block: 1  
Plan: 1423957

**TOTAL SIZE:** Total size of building  
**SF of building = 2,160 SF**

**YEAR BUILT:** 2001

**ZONING:** I1 - Light Industrial

**PARKING:** Front paved parking lot

### FOR SALE

**SALE PRICE:** \$395,000

**TAXES:** \$7,400.15 Estimated for 2023

\*Plus GST

**PROPERTY TOUR** 



# FLOOR PLANS / PHOTOS

## MAIN FLOOR

### 2,160 Square Feet:

- Large reception / lobby area
- Three large offices
- One additional room that can be used for copy room, an office or additional storage
- Full staff room with kitchen
- Two washrooms
- Open shop area



# FLOOR PLANS / PHOTOS

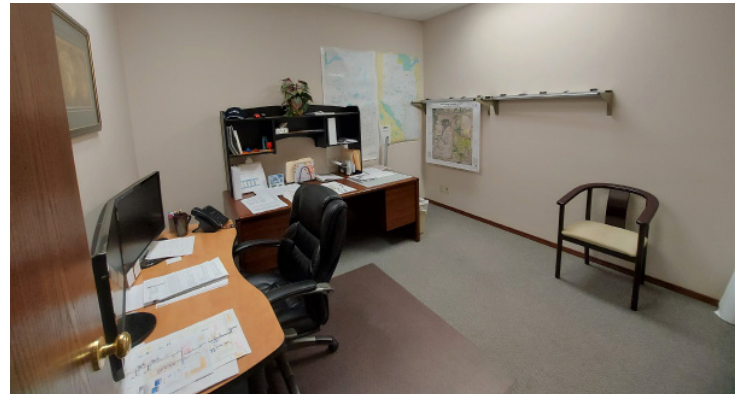


# FLOOR PLANS / PHOTOS

## SECOND FLOOR

**1,295 Square Feet :**

- Large conference room with a kitchenette
- Three offices
- One washroom
- Server Room



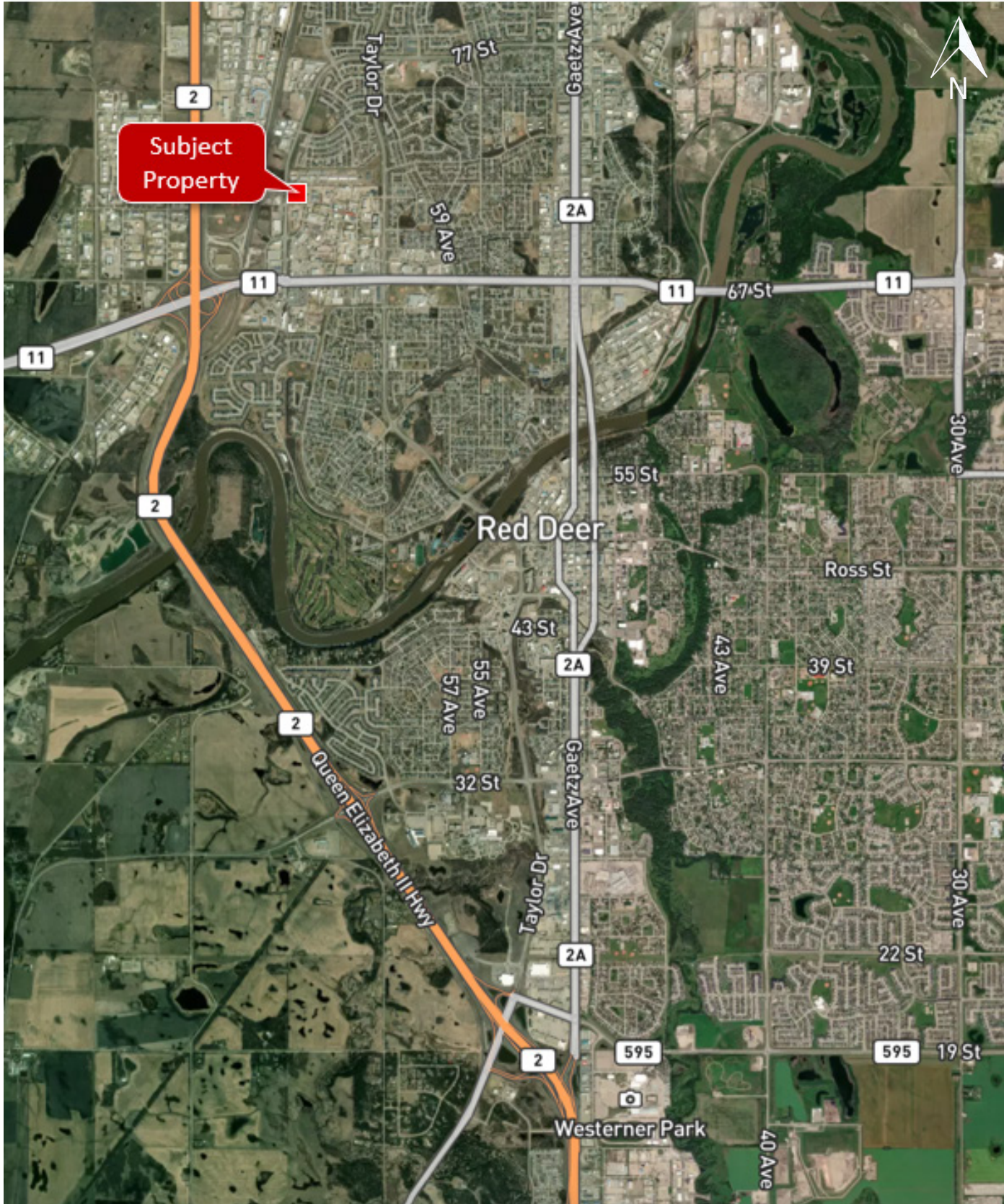
# FLOOR PLANS / PHOTOS

## YARD SPACE

- 12' X 14' Overhead bay door
- Fenced compound (±2,100 Square feet)
- Two designated parking stall in front of building



# LOCATION / MAP



403.986.7777

WWW.REDDERCOMMERCIAL.COM

**RE/MAX**  
COMMERCIAL  
PROPERTIES

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT



CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE



**YOUR RE/MAX COMMERCIAL TEAM**

**CAM TOMALTY**  
403 350 0075  
[cam@remaxcprd.com](mailto:cam@remaxcprd.com)

**CHRIS LEVIA**  
403 506 2751  
[chris@remaxcprd.com](mailto:chris@remaxcprd.com)

**ANNIKA GARDNER**  
Unlicensed Assistant/ Marketing  
[annika@remaxcprd.com](mailto:annika@remaxcprd.com)

**JEREMY MAKILA**  
403 373 7333  
[jeremy@remaxcprd.com](mailto:jeremy@remaxcprd.com)

**DONNA CLARK**  
Licensed Assistant/ Office Manager  
[donna@remaxcprd.com](mailto:donna@remaxcprd.com)

**ROWAN OMILON**  
Unlicensed Assistant  
[rowan@remaxcprd.com](mailto:rowan@remaxcprd.com)

**RED DEER**  
#401, 4911 51 Street  
Red Deer, AB T4N 6V4  
**403.986.7777**  
[www.reddeercommercial.com](http://www.reddeercommercial.com)