

WELL MAINTAINED INDUSTRIAL SHOP

# FOR SALE

Bay#5 6720 71 Street, Red Deer



**LOCATION:**  
Golden West



**SITE AREA:**  
Industrial with Office



**BUILDING SIZE:**  
±3,455 Sq Ft  
\*Includes developed 2nd floor



**ZONING:**  
I1- Industrial



**PRICE:**  
\$380,000.00

**PRESENTED BY**

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# THE PROPERTY

#5 6720 71 STREET

**FOR SALE** - 3,455 SF developed well maintained industrial office unit over two floors. The property is available for sale and is located just South of Johnstone Industrial Park in Golden West. 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 \$380,000, 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 <b>SF of building = 3,455 SF</b> *Includes developed 2nd floor
YEAR BUILT:	2001
ZONING:	I1 - Light Industrial
PARKING:	Front paved parking lot

### FOR SALE

SALE PRICE:	<b>\$380,000</b>
TAXES:	<b>\$7,400.15</b> 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



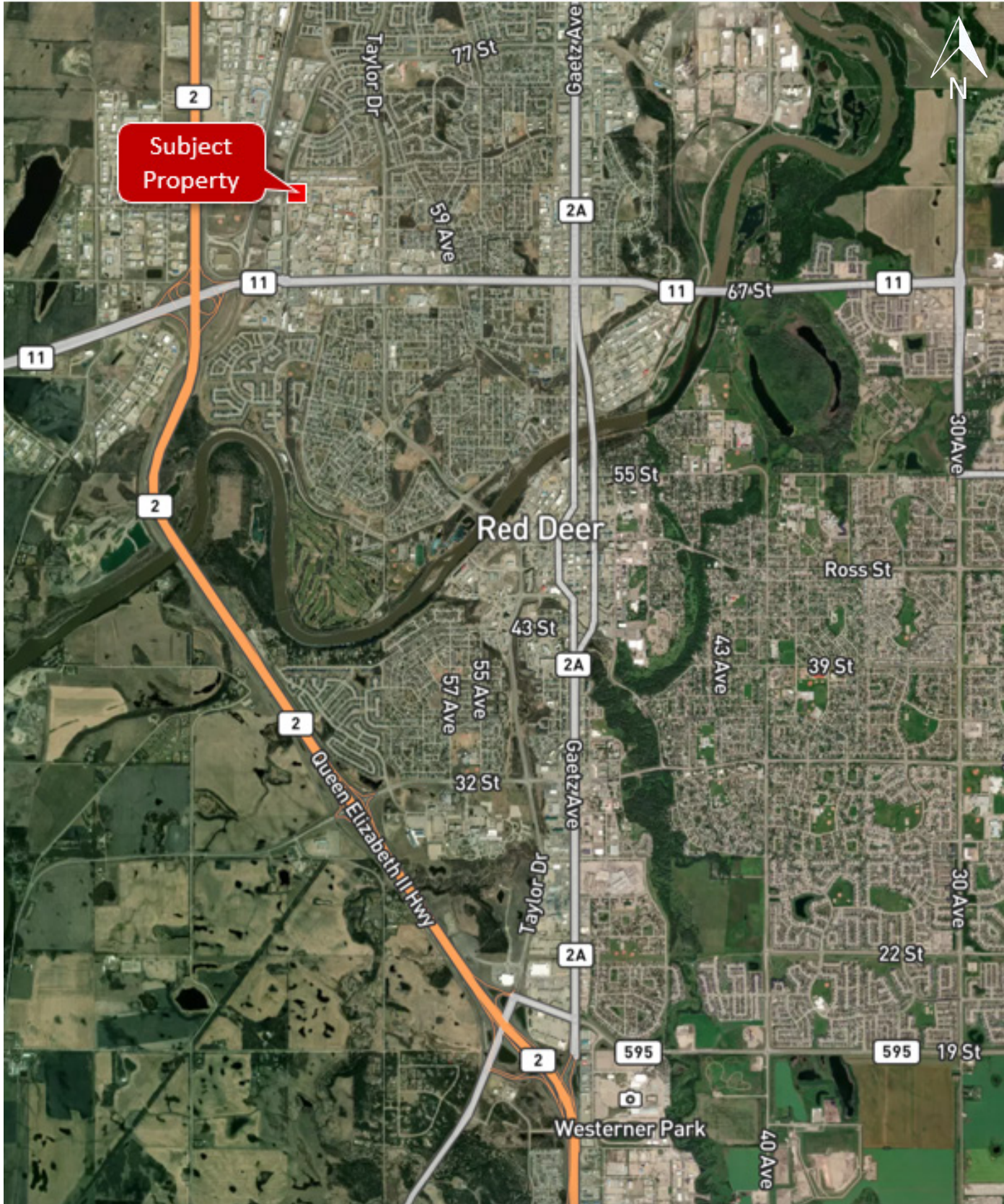
# FLOOR PLANS / PHOTOS

## 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

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