

INVESTMENT OWNER OR USER

FOR SALE

4940 81ST STREET, RED DEER



LOCATION:

Northlands
Industrial Park



SITE AREA:

0.48
Acres



SIZE:

8,250
Square Feet



ZONING:

C4 - Commercial
Zoning



PRICE:

\$1,050,000
+Property Taxes

PRESENTED BY

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THE PROPERTY

4940 81 STREET

NORTHLANDS INDUSTRIAL PARK

FOR SALE - 8,250 SF well maintained office building demised into 2 units. Unit 1 is move in ready and includes a large boardroom, kitchen and multiple offices. Unit 2 is currently leased and is also built out office space. This property provides high exposure to the busy intersection of Gaetz Avenue and Highway 11. This building features:

- » **Full City services** (water, sewer, power, gas, police & fire)
- » **Investment opportunity for owner/user**
- » **Ample parking for clients and staff**
- » **C4 - Commercial Zoning**
- » **High exposure location with signage facing major highway**
- » **Built in 2001**

This property is for sale at \$1,050,000 and the estimated tax amount for 2024 is \$19,791.87



PROPERTY DETAILS/ FLOOR PLAN

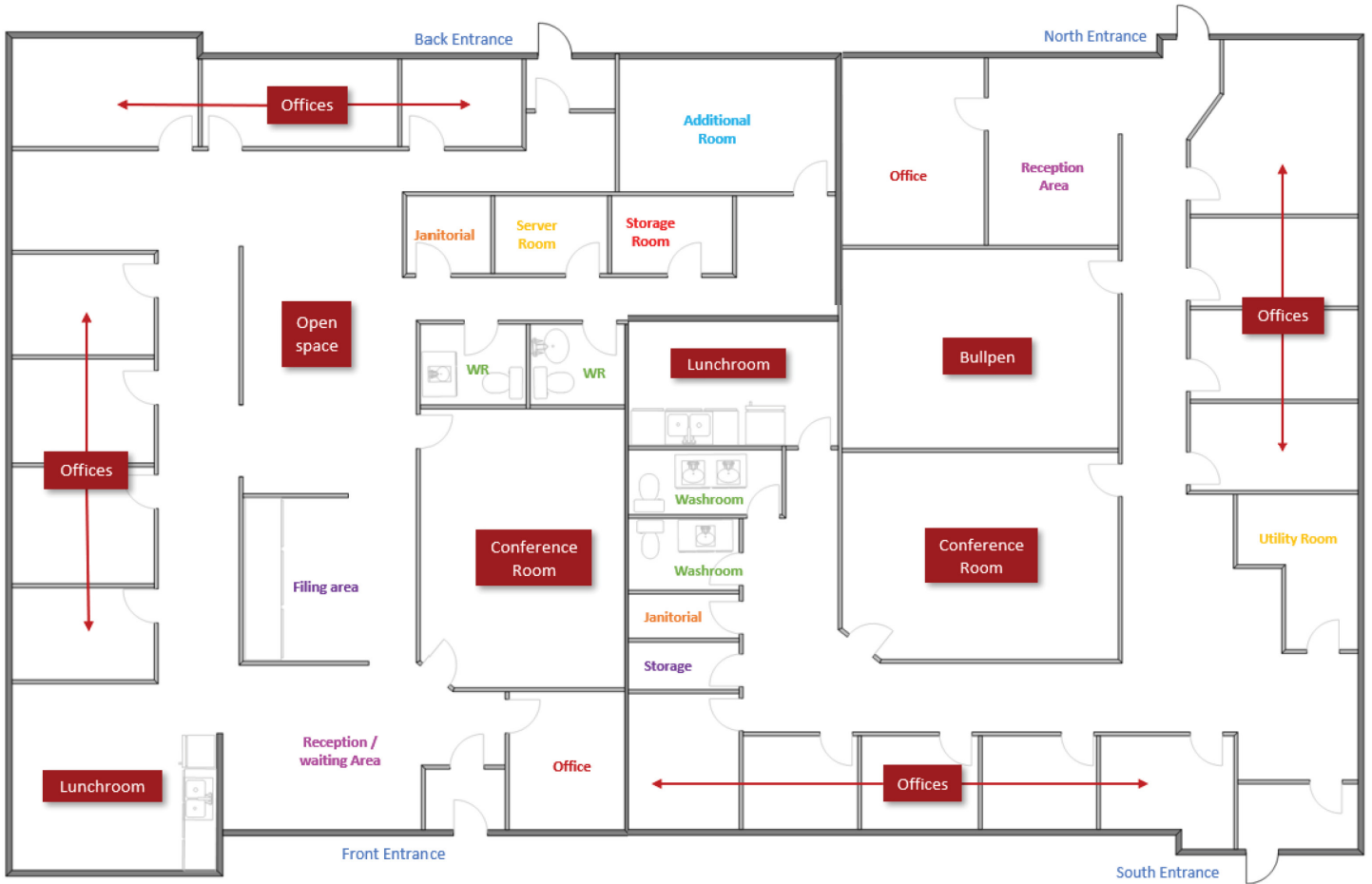
PROPERTY DETAILS

MUNICIPAL:	4940 81 Street, Red Deer, Alberta
LEGAL LAND DESCRIPTION:	Condo Plan: 0125370, Unit #1
TOTAL SIZE:	Entire building = 8,250 SF Yard = 0.48 Acres
ZONING:	C4-Commercial Zoning
YEAR BUILT:	2001
PARKING:	Common paved parking in front, side and back of the building
SALE PRICE:	\$1,050,000
TAXES:	\$19,791.87 (For 2024)

* Plus GST



PROPERTY FLOOR PLAN



Current Floor Plan

This building is currently de-mised into 2 units, each unit being about $\pm 4,100$ SF each.

Unit #1 - Is a built out office space which includes a large boardroom, a kitchen, a filing station and multiple offices.

Unit #2 - Is a built out office space that is currently leased, and includes multiple offices, a large conference room, L large bullpen and staff lunch-room



UNIT #1 - FLOOR PLAN / HIGHLIGHTS

UNIT #1 - ±4,100 SF

FEATURES

- » Vacant built out office space
- » Eight offices with windows
- » Open filing area
- » Large conference room
- » Two washrooms
- » Second floor mezzanine storage
- » Kitchen/ lunchroom
- » Ample parking
- » great signage facing Gaetz Ave and Highway 11

[PROPERTY TOUR](#)



UNIT #1 - PHOTOS



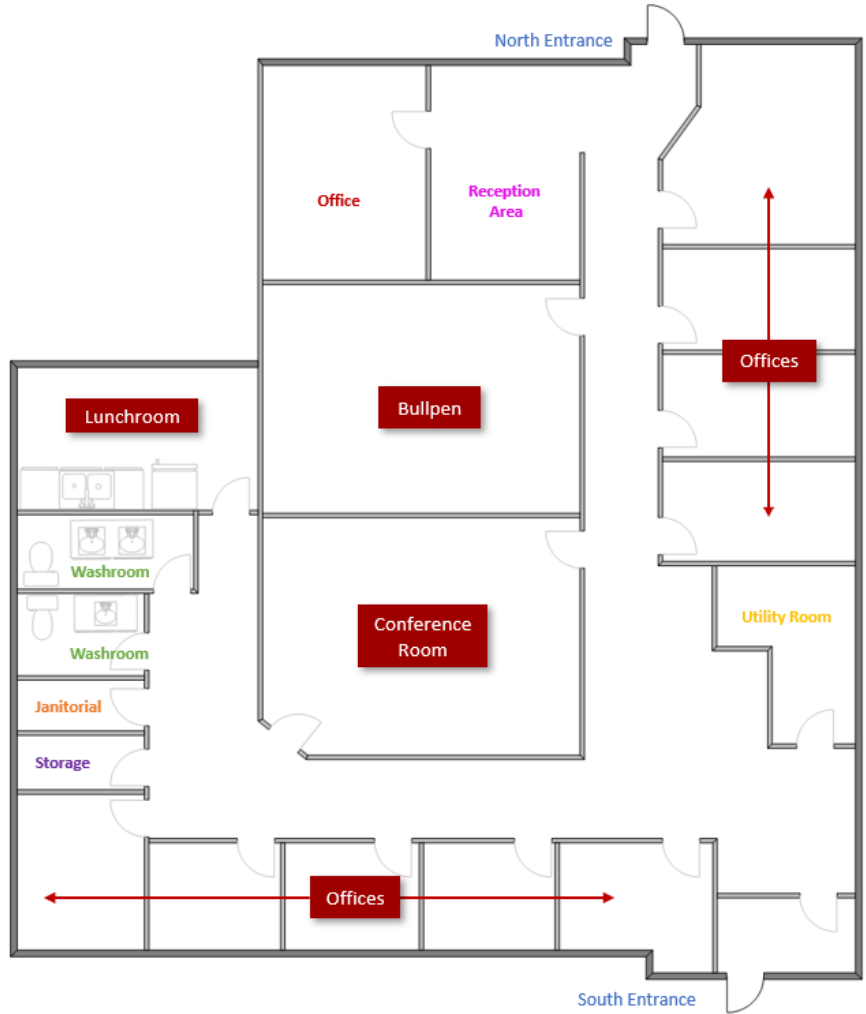
UNIT #2 - PHOTOS / FLOOR PLAN

UNIT #2 - ±4,100 SF

FEATURES

- » Built out office space
- » Ten offices with windows
- » Large bullpen
- » Large conference room
- » Two washrooms
- » Kitchen/ lunchroom
- » North and south access
- » Ample parking
- » Long term tenant in place

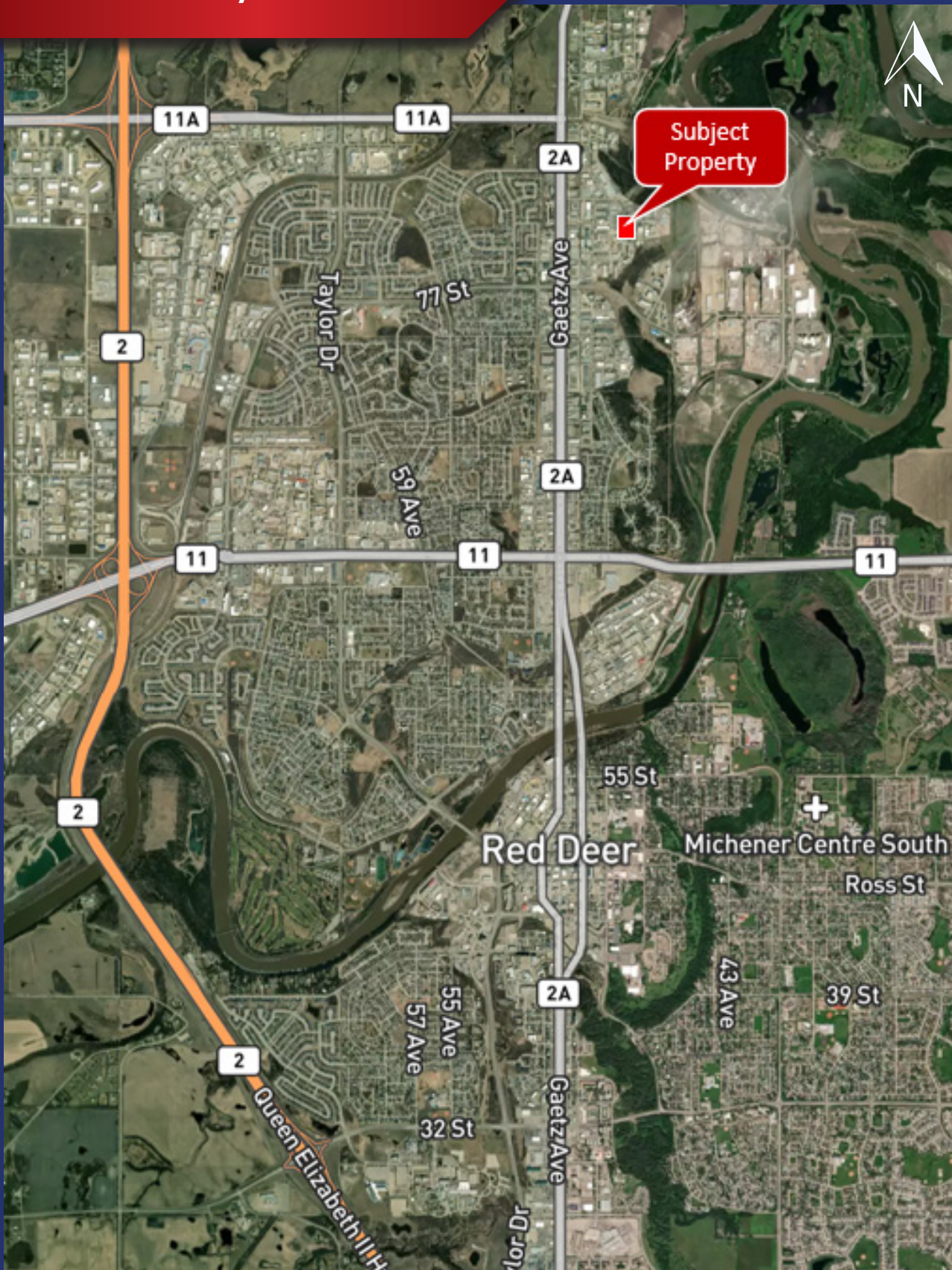
[PROPERTY TOUR](#)



UNIT #2 - PHOTOS



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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



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