

WIDE OPEN INDUSTRIAL BAY

# FOR SALE

Bay#8 4616 62 Street, Red Deer



**LOCATION:**

Riverside Industrial



**SITE AREA:**

Industrial Bay



**BUILDING SIZE:**

±950 Sq Ft



**ZONING:**

I1- Industrial



**PRICE:**

\$159,000.00

**PRESENTED BY**

**CAM TOMALTY**

403.350.0075

cam@remaxcprd.com

**JEREMY MAKILA**

403.373.7333

jeremy@remaxcprd.com

**WWW.REDDEERCOMMERCIAL.COM**

# THE PROPERTY

#8 4616 62 STREET

**FOR SALE** - 907 SF industrial condo located in Riverside Light Industrial Park with access to all busy arterial roads. This building includes:

## **BUILDING HIGHLIGHTS:**

- » **14X12 Overhead door**
- » **16' Ceiling height**
- » **Forced air heating**
- » **Fluorescent Lighting**
- » **240V power outlets**
- » **Additional storage**
- » **Washroom with electrical water heater**

The property is listed for sale at \$159,000.00 and the estimated taxes for 2024 is \$3,104. The property is also available for lease.



# PROPERTY DETAILS/ PHOTOS

## PROPERTY DETAILS

|                         |  |
|-------------------------|--|
| MUNICIPAL:              | #8 4616 62 Street, Red Deer                              |
| LEGAL LAND DESCRIPTION: | Unit : 15<br>Condo Plan: 9423490                         |
| TOTAL SIZE:             | Total size of building<br><b>SF of building = 950 SF</b> |
| YEAR BUILT:             | 1991   |
| ZONING:                 | IC - Light Industrial                                    |
| PARKING:                | Front paved parking lot                                  |

### FOR SALE

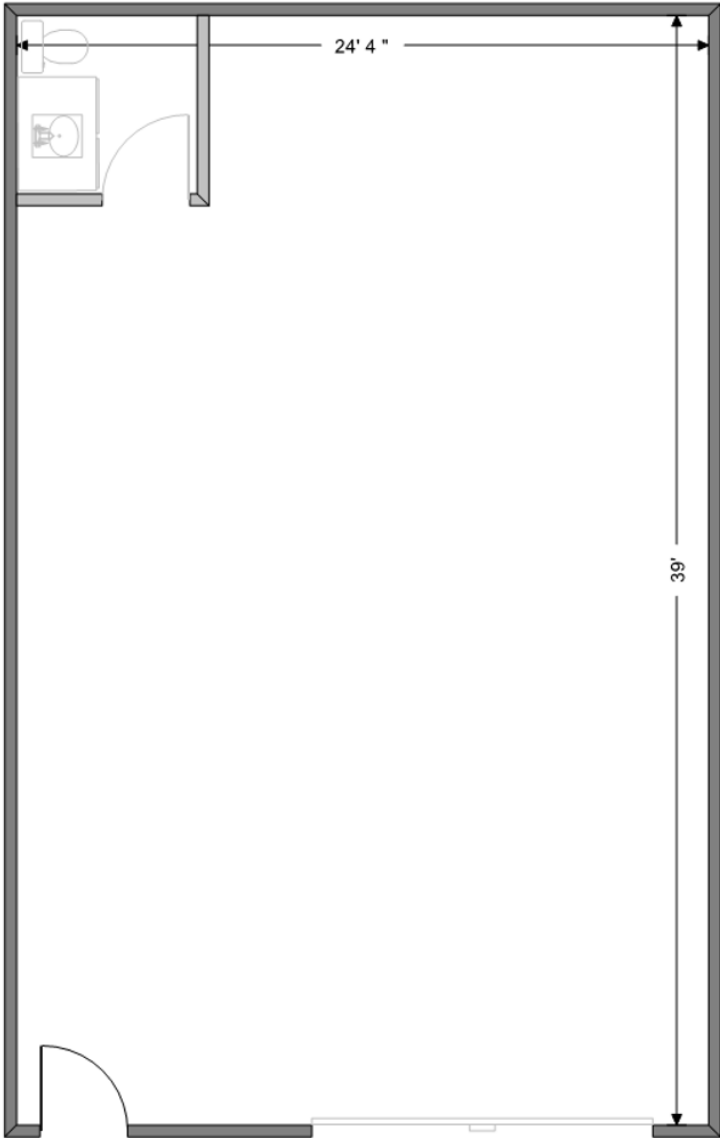
|             |                     |
|-------------|---------------------|
| SALE PRICE: | <b>\$159,000.00</b> |
| TAXES:      | \$3,104.00 for 2024 |
| CONDO FEES: | \$1,628.69          |

\*Plus GST

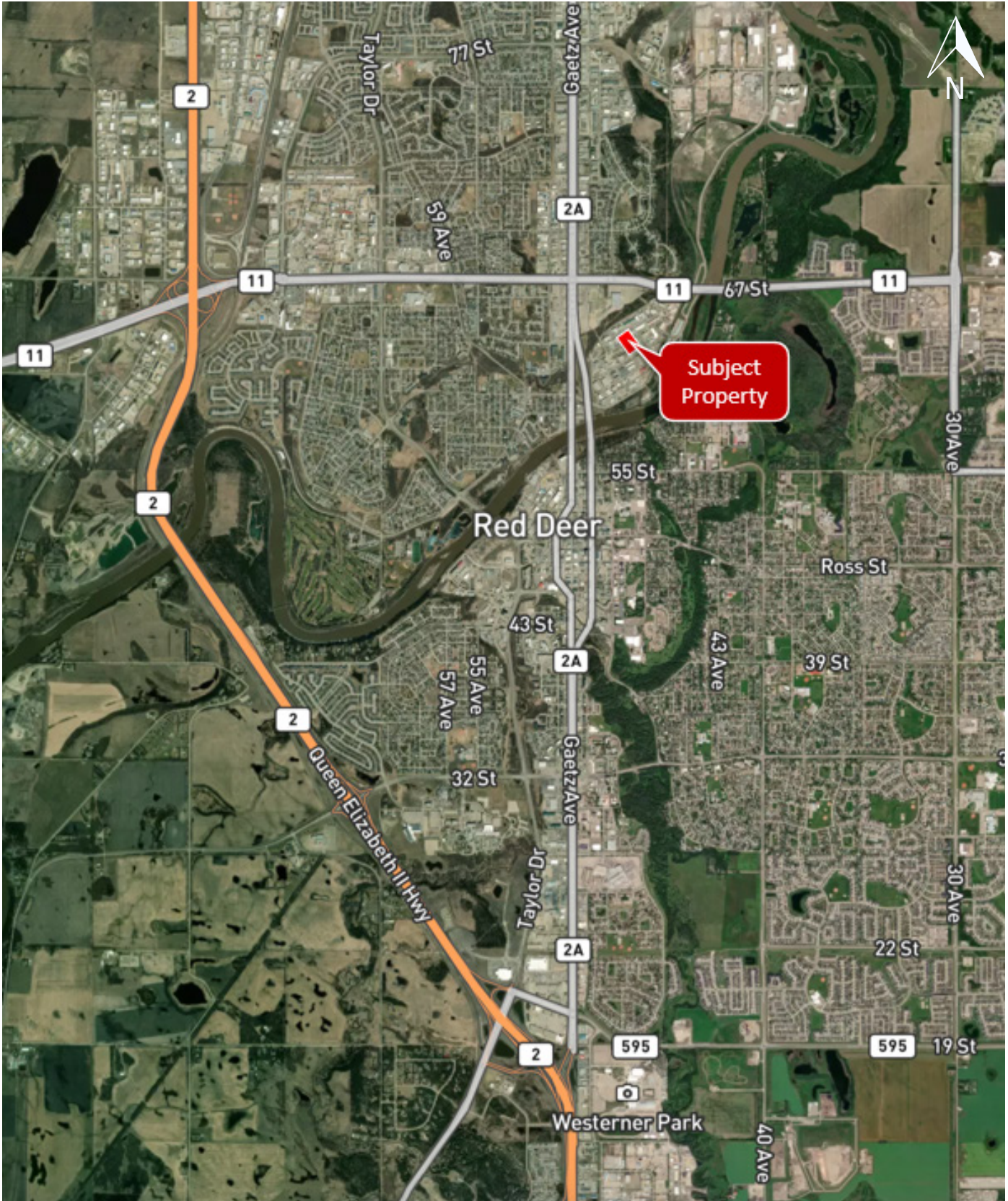
**PROPERTY TOUR** 



# FLOOR PLAN / PHOTOS



# LOCATION / MAP



403.986.7777

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**RE/MAX**  
COMMERCIAL  
PROPERTIES

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## YOUR RE/MAX COMMERCIAL TEAM

**JEREMY MAKILA**

403 373 7333

[jeremy@remaxcprd.com](mailto:jeremy@remaxcprd.com)

**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)

**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)