

INVESTMENT OPPORTUNITY

# FOR SALE

UNITS 2 & 3, 4768 RIVERSIDE DRIVE, RED DEER



**LOCATION:**

Riverside Light  
Industrial Park



**PROPERTY SIZE:**

4,755 SF



**ZONING:**

IC - Industrial  
Commercial Mix



**SALE PRICE:**

\$750,000.00

**PRESENTED BY**

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# THE PROPERTY

4768 RIVERSIDE DRIVE

## CENTRALLY LOCATED INVESTMENT OPPORTUNITY

Two fully leased condo units available for sale, located in Riverside Light Industrial Park.

- » **2 Fully Leased Units**
  - Unit 2 - 2,400 SF (Leased)**
  - Unit 3 - 2,355 SF (Leased)**
- » **Zoning = IC**
- » **Shared, Fully Fenced Yard**
- » **Paved Parking in the Front**
- » **Centrally Located**
- » **Easy Access to Gaetz Avenue**

The property can be purchased as a whole for \$1,349,000.00 or separately: Unit 1 - \$599,000.00 and Units 2 & 3 - \$750,000.00.

A purchaser can occupy a portion of the building while benefiting from existing rental income from established tenants, including Kensei Gym and Nyman's Artmarks.



# PROPERTY DETAILS

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<b>MUNICIPAL:</b>	Units 2 & 3, 4768 Riverside Drive, Red Deer, AB, T4N 2N7
<b>LEGAL LAND DESCRIPTION:</b>	Condominium Plan 9621945 Units 2 & 3
<b>TOTAL SIZE:</b>	4,755 SF
<b>YEAR BUILT:</b>	1996
<b>ZONING:</b>	IC - Industrial Commercial Mix
<b>PARKING:</b>	Ample parking on site.

## FINANCIAL DETAILS

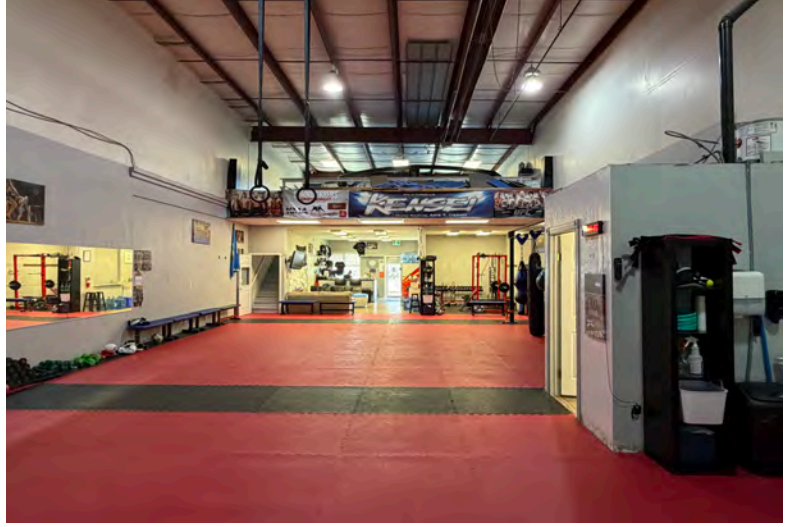
### FOR SALE

<b>SALE PRICE:</b>	<b>\$750,000.00</b>
<b>PROPERTY TAXES:</b>	Unit 2 - \$6,500.00 (2025) Unit 3 - \$6,459.00 (2025)
<b>CONDO FEES:</b>	Unit 2 - \$401.58 (Monthly) Unit 3 - \$394.92 (Monthly)

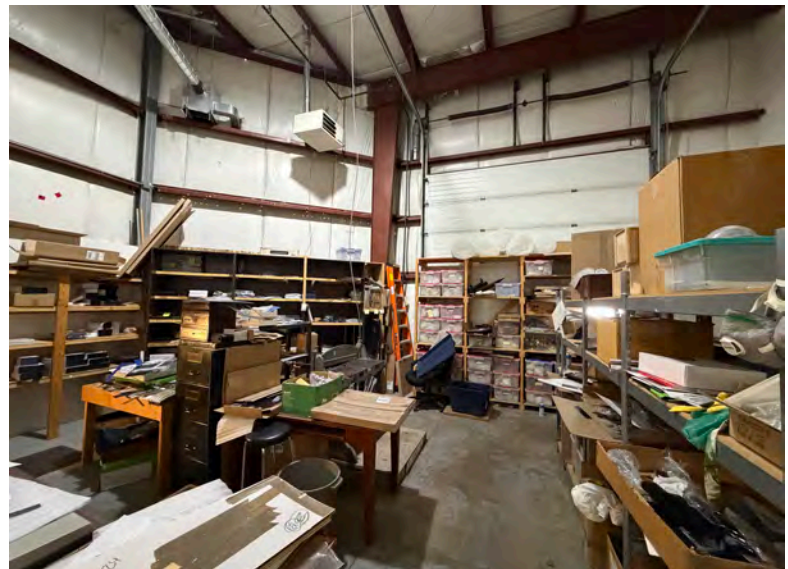
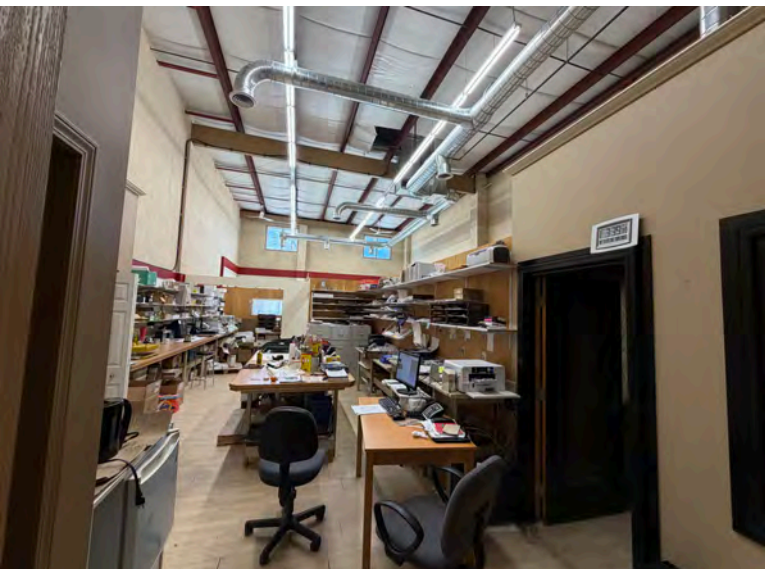
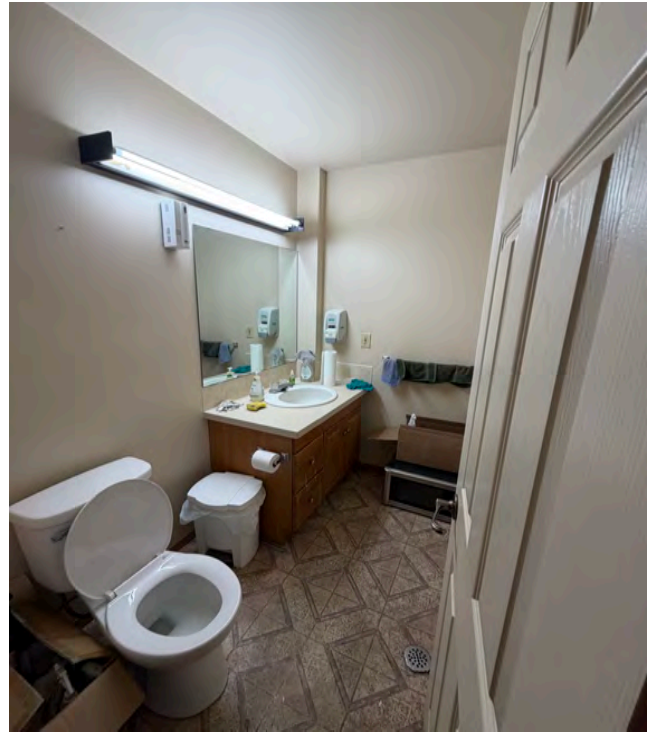
**PROPERTY TOUR** 



# UNIT 2 PHOTOS (KENSEI GYM)



# UNIT 3 PHOTOS (NYMAN'S ARTMARKS)



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



**YOUR RE/MAX COMMERCIAL TEAM**

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