# \$289,900 - 9, 4676 61 Street, Red Deer

MLS® #A2177338

#### \$289,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.04 Acres

#### NONE, Red Deer, Alberta

Building for sale with Excellent central Red deer location just off 49 Ave and Gaetz, with great accessibility, also its an End Unit of the complex. As well there is street parking (both sides of street ) and at back of shop. Main floor is 1560 +/\_sq.ft interior area with shop area and offices, washroom, and kitchen area. The developed mezzanine is around 305 sq.ft. which also has a furnace room with a forced air furnace (not being used). Shop is cinder block construction with 14x12 auto powered insulated garage door and man door , overhead heater . Interior is a curved ceiling and to the beams is 15 feet . Outside access to Back of shop is at side of unit through secured gate opening to fully fenced and lighted shared compound. Condo fees include Reserve fund contribution, Note: The business name, Client list and some equipment is also available for sale, Mac Mic motors has operated out of this location for 12 +/- yrs . Great repeat clientele with this Automotive service business . Seller may consider leasing shop back . Tax returns are available.







Built in 1966

#### **Essential Information**

| MLS® #    | A2177338  |
|-----------|-----------|
| Price     | \$289,900 |
| Bathrooms | 0.00      |

| Acres      | 0.04       |
|------------|------------|
| Year Built | 1966       |
| Туре       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## **Community Information**

| Address     | 9, 4676 61 Street |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4N 2K2           |

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## Amenities

| Utilities | Electricity | Paid    | For,   | Natural | Gas | Paid, | Phone | Connected, | Sewer |
|-----------|-------------|---------|--------|---------|-----|-------|-------|------------|-------|
|           | Connected   | l, Wate | er Pai | d For   |     |       |       |            |       |

Parking Spaces

## Interior

| Interior Features | Ceiling Fan(s), High Ceilings               |
|-------------------|---|
| Heating           | Forced Air, Natural Gas, Overhead Heater(s) |

## Exterior

| Lot Description | Level, Low Maintenance Landscape, Street Lighting |
|-----------------|---|
| Roof            | Membrane  |
| Construction    | Other   |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

| Date Listed    | November 4th, 2024 |
|----------------|--------------------|
| Days on Market | 164                |
| Zoning         | l1                 |

### **Listing Details**

Listing Office Century 21 Advantage

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