

\$300,000 - 9, 4676 61 Street, Red Deer

MLS® #A2177338

\$300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

NONE, Red Deer, Alberta

Complete Package Well established Automotive services business , Building and equipment Turn key operation . Excellent central Red deer location just off , 49 Ave and Gaetz with great accessibility End Unit of Building provides great access as well as 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 , basic insurance, all exterior maintenance (roof has been redone). Price includes the existing Business Mac Mic motors which has operated out of this location for 12 +/- yrs . Great repeat clientele with this Automotive Business ,also includes extra equipment (car hoists etc see list) This is a complete Package , you won't find a better deal that includes all the extras that gives the best possibility of success .

Built in 1966



Essential Information

MLS® #	A2177338
Price	\$300,000
Bathrooms	0.00
Acres	0.04
Year Built	1966
Type	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

Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Phone Connected, Sewer Connected, Water Paid For
Parking Spaces	6

Interior

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

Exterior

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

Additional Information

Date Listed	November 4th, 2024
Days on Market	129
Zoning	I1

Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.