

# \$12 - 101, 7485 45 Avenue close, Red Deer

MLS® #A2219406

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Riverside Heavy Industrial Park, Red Deer,  
Alberta

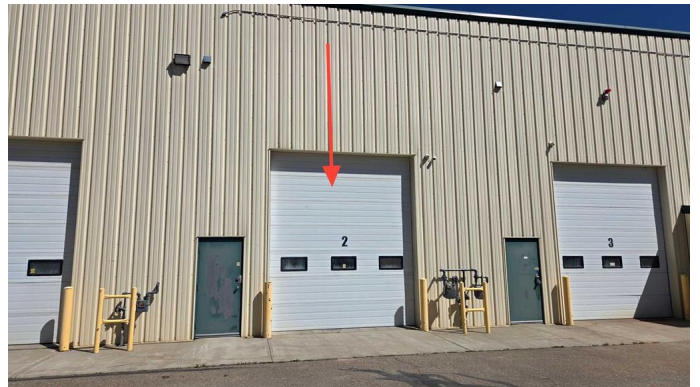
Affordable and practical industrial/ warehouse bay located in the riverside heavy industrial park. Current use is siding contractor, tenant since early 2021. Other Tenants in building include plumber, flooring company, HVAC contractor and coffee services company. Open front office/ display area approx. 500 SF and 1000 SF of warehouse; with open mezzanine above office area. two washrooms (one shop and one office area). space was mostly repainted in 2021.

Warehouse-hi Bay halide lighting 14 x 12 overhead door, radiant tube heater in warehouse area. Front paved parking, back yard area is partially paved, remaining yard is graveled.

Office area is air conditioned, vinyl plank flooring ideal for open office and or display. 2 x4 recessed florescent tube lights in t bar Ceiling grid.

Common area costs estimated for 2025 at \$5.25 per square foot. (\$656.00 per month)

Tenant has own electrical and gas meter, Telus is service provider for phone and internet.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2219406 |
| Price     | \$12     |
| Bathrooms | 0.00     |

|          |            |
|----------|------------|
| Acres    | 0.00       |
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                                          |
|-------------|------------------------------------------|
| Address     | 101, 7485 45 Avenue                      |
| Subdivision | close<br>Riverside Heavy Industrial Park |
| City        | Red Deer                                 |
| County      | Red Deer                                 |
| Province    | Alberta                                  |
| Postal Code | T4P4C2                                   |

### Interior

|         |                          |
|---------|--------------------------|
| Heating | Natural Gas, See Remarks |
| Cooling | Partial                  |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
| Roof            | Metal       |
| Foundation      | Slab        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | May 9th, 2025        |
| Days on Market | 120                  |
| Zoning         | I-2 Heavy Industrial |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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