\$12 - 101, 7485 45 Avenueclose, 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. Oher 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 Avenueclose

Subdivision 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 179

Zoning I-2 Heavy Industrial

Listing Details

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.