

# \$1,845,000 - 4747 78a Streetclose, Red Deer

MLS® #A2150670

**\$1,845,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.29 Acres

Northlands Industrial Park, Red Deer, Alberta

This 18,800 SF building on 2.29 acres is available for sale. The property features a 14,400 SF main floor with a reception area, 13 offices, 5 washrooms (one of which is accessible from the shop), a mechanical room, a storage room, and a coffee room. There is a 4,400 SF second floor that includes 16 offices, an open work area, 2 washrooms, a staff lunchroom, a meeting room, a copy room, as well as more storage space. The 10,800 SF shop is separated into two spaces, with 21' ceilings and (3) 14' x 18' overhead doors overall. The yard is graveled and fully fenced and has energized parking stalls along the fence as well as lighting and a 4,800 SF Quonset. Ample paved parking stalls are available directly in front of the building.

Built in 1989

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2150670    |
| Price      | \$1,845,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.29        |
| Year Built | 1989        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 4747 78a Streetclose       |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |
| County      | Red Deer                   |
| Province    | Alberta                    |
| Postal Code | T4P 2G9                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2024 |
| Days on Market | 268             |
| Zoning         | I1              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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