

# \$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
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	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	167
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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