

# \$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	166
Zoning	I1

### Listing Details

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

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.