

# \$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 | 180                |
| Zoning         | I1                 |

### Listing Details

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

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