

# \$519,000 - 6, 4646 Riverside Drive, Red Deer

MLS® #A2083371

**\$519,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Riverside Light Industrial Park, Red Deer,  
Alberta

Located in Riverside Light Industrial Park, this 2,907 SF unit is available for sale. The main floor features a reception area, three private offices, a staff room with a sink, and two washrooms. The second floor houses two additional offices, an open work area currently used as a boardroom, and multiple storage spaces including a mezzanine. The shop area, accessible from both the main and second floor, includes a shop sink and (1) 12' x 14' overhead door. There is a fenced compound in the rear with a small garage for outdoor storage. Ample paved parking is available directly in front of the unit. The property is also available for lease.

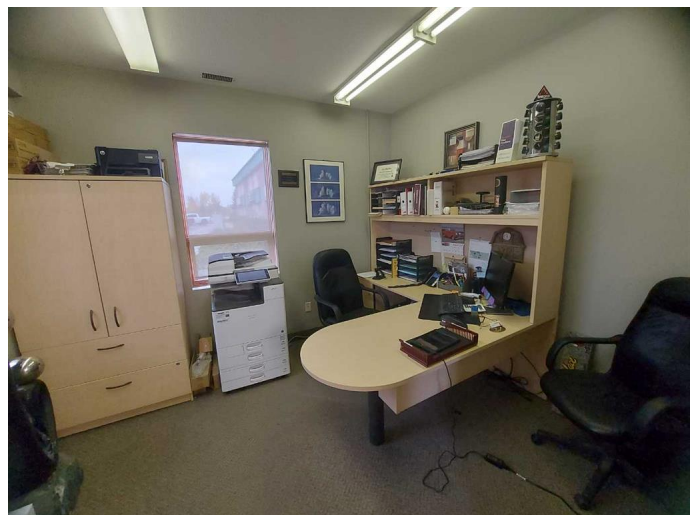
Built in 1994

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2083371   |
| Price      | \$519,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1994       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

Address 6, 4646 Riverside Drive



|             |                                 |
|-------------|---------------------------------|
| Subdivision | Riverside Light Industrial Park |
| City        | Red Deer                        |
| County      | Red Deer                        |
| Province    | Alberta                         |
| Postal Code | T4N 6Y5                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2023 |
| Days on Market | 361                  |
| Zoning         | IC                   |

### **Listing Details**

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

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