

# **\$7,000 - 6709c Goldenwest Avenue, Red Deer**

MLS® #A2222525

**\$7,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Golden West, Red Deer, Alberta

Versatile Commercial Property

Located just off 67 Street in North Red Deer, this commercial property includes a 1,900 sq. ft. shop, 3,400 sq. ft. of office and storage, and a 26,463 sq. ft. fully fenced yard. The site offers a functional layout suited to a range of industrial and service-based uses.

The Landlord is open to redeveloping the site for a purpose-built facility, subject to lease term and covenant strength. This presents a strong opportunity to establish a new business front in a high-traffic, visible location.

The property is licensed for propane sales and storage and is zoned to accommodate related operations. It is situated across from gas stations and restaurants, with convenient access to surrounding arterial roads.

Property Features:

Suitable for Equipment Service and Sales

Propane sales and storage licensing

Welding Supply,

Fully fenced yard

Shop with overhead access

Office and storage areas with flexible layout

High visibility and exposure in an established commercial area

Zoning, location, and layout support a broad range of permitted and discretionary business uses. Additional rent \$1,150.00 per month



Built in 1962

## Essential Information

MLS® #	A2222525
Price	\$7,000
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	6709c Goldenwest Avenue
Subdivision	Golden West
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1A7

## Exterior

Construction	Aluminum Siding, Mixed
--------------	------------------------

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	86

## Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

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.