

6850 52 Avenue
Red Deer, Alberta

MLS # A2214905

**\$3,500,000****Division:** Glendale**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 29,270 sq.ft.**Zoning:** I1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.91 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** n/a

Industrial property for sale with three units available for lease in Red Deer. This 29400 SF multi-tenant building sits on 1.6 acres and includes seven bays, 13 drive-in doors, and a fenced and gated rear yard. Built in 1973, the site offers ample on-site parking and a paved front entrance. Zoned I1, the property supports a wide range of industrial uses including manufacturing, warehousing, distribution, and service-related operations. Quick access to Highway 2A, Gaetz Avenue, the David Thompson Highway, and minutes from QEII. Suitable for owner-users or investors seeking a flexible industrial asset with leasing potential.