

**375, 7700 76 StreetClose  
Red Deer, Alberta**

**MLS # A2275398**



**\$299,900**

**Division:** Johnstone Crossing

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Canadian Dent

**Size:** 1,678 sq.ft.

**Zoning:** I1

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** -

**Exterior:** Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.04 Acre

**Lot Feat:** -

TURN-KEY Industrial shop/OFFICE FOR SALE OR LEASE. HIGH-END GLASS WALLS for the 3 Developed offices/ custom built-in reception space with customer 1/2 bath at the back, unfinished MEZZANINE, followed by a 24'9"x 27'03" shop space. Completed with LED lighting, floor drain a 14' OHD with opener, ceiling height approximately 19' clear, 200 AMP Power, paved common areas w/ loads of paved customer parking. Great exposure off of 76 street for a mechanic shop, auto repair/ detailing, mechanical shop and so much more in this I1 zoned condo bay. NNN Costs are \$5.79/PSF (Condo fees are \$401.91/month, Taxes of \$408.25/month condo fees include water/ sewer/ landscaping/ snow removal & reserve fund contributions.) Lease or own/ RENT-TO-OWN, the possibilities are endless,