

INVESTMENT OPPORTUNITY

FOR SALE

4768 RIVERSIDE DRIVE, RED DEER



LOCATION:

Riverside Light
Industrial Park



PROPERTY SIZE:

8,955 SF



ZONING:

IC - Industrial
Commercial Mix



SALE PRICE:

\$1,300,000.00

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

4768 RIVERSIDE DRIVE

CENTRALLY LOCATED INVESTMENT OPPORTUNITY

This 8,955 SF multi-unit industrial/commercial mix building on 0.51 acres is available for sale in Riverside Light Industrial. All three condominium units are being offered for sale, presenting a flexible opportunity for both owner-users and investors.

- » **2 Out of 3 Units Are Fully Leased**
 - Unit 1 - 4,200 SF**
 - Unit 2 - 2,400 SF (Leased)**
 - Unit 3 - 2,355 SF (Leased)**
- » **Zoning = IC**
- » **Shared, Fully Fenced Yard**
- » **Paved Parking in the Front**
- » **Centrally Located**
- » **Easy Access to Gaetz Avenue**

The property can be purchased as a whole for \$1,300,000.00 or separately:
Unit 1 - \$550,000.00 and Units 2 & 3 - \$750,000.00.

A purchaser can occupy a portion of the building while benefiting from existing rental income from established tenants, including Kensei Gym and Nyman's Artmarks.



PROPERTY DETAILS

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MUNICIPAL:	4768 Riverside Drive, Red Deer, AB, T4N 2N7
LEGAL LAND DESCRIPTION:	Condominium Plan 9621945 Units 1, 2, & 3
TOTAL SIZE:	8,955 SF
YEAR BUILT:	1996
ZONING:	IC - Industrial Commercial Mix
PARKING:	Ample parking on site.

FINANCIAL DETAILS

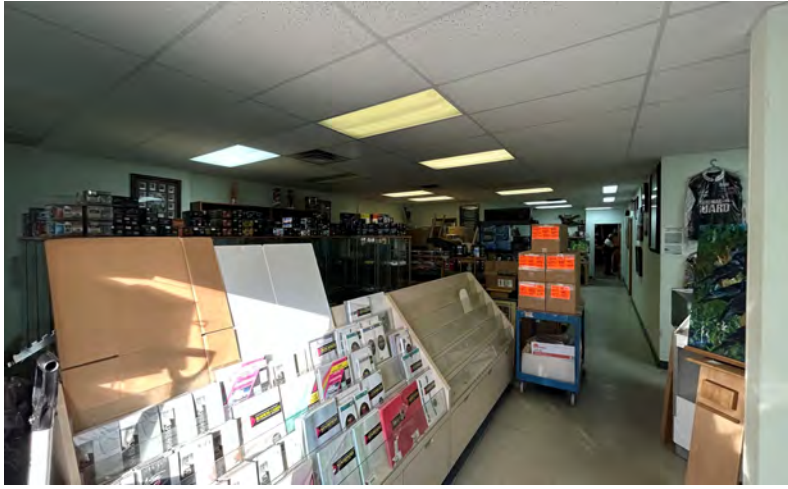
FOR SALE

SALE PRICE:	\$1,300,000.00
CONDO FEES:	Unit 1 - \$703.50/month Unit 2 - \$401.58/month Unit 3 - \$394.92/month
PROPERTY TAXES (2025):	Unit 1 - \$12,459.00 Unit 2 - \$ 6,500.00 Unit 3 - \$ 6,459.00



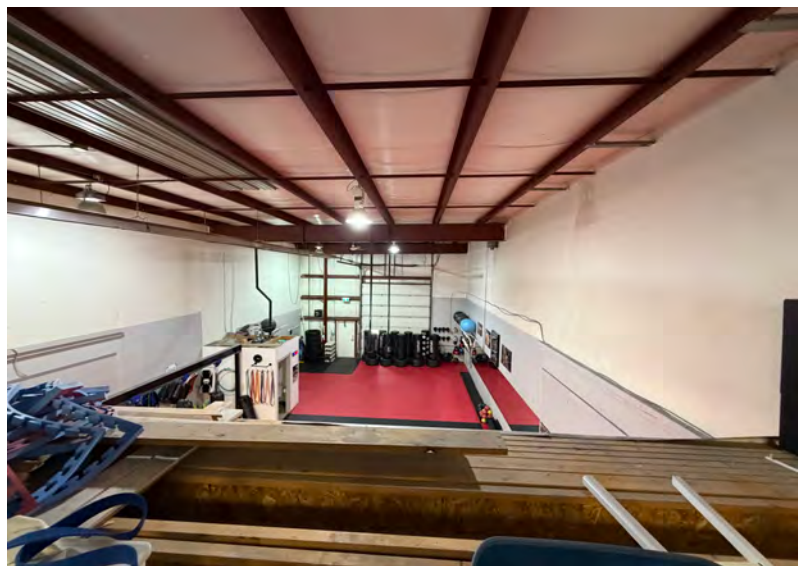
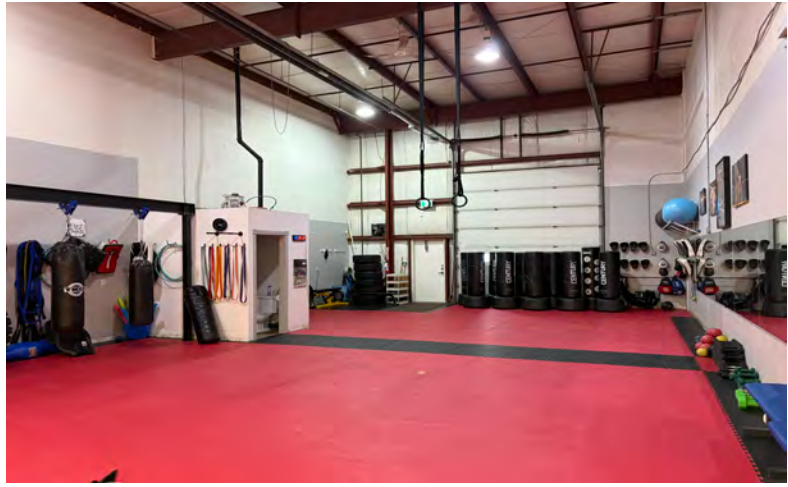
PROPERTY PHOTOS

Unit 1 - Raven Printing (Vacating Upon Sale)



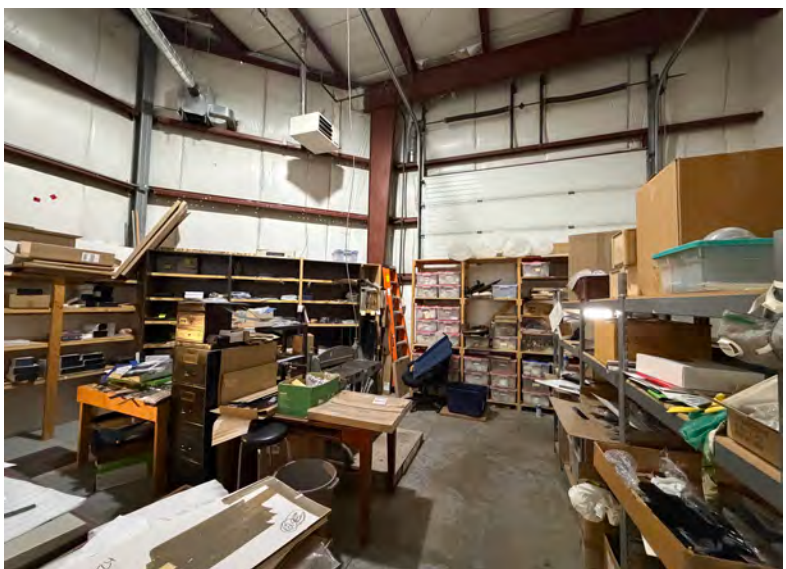
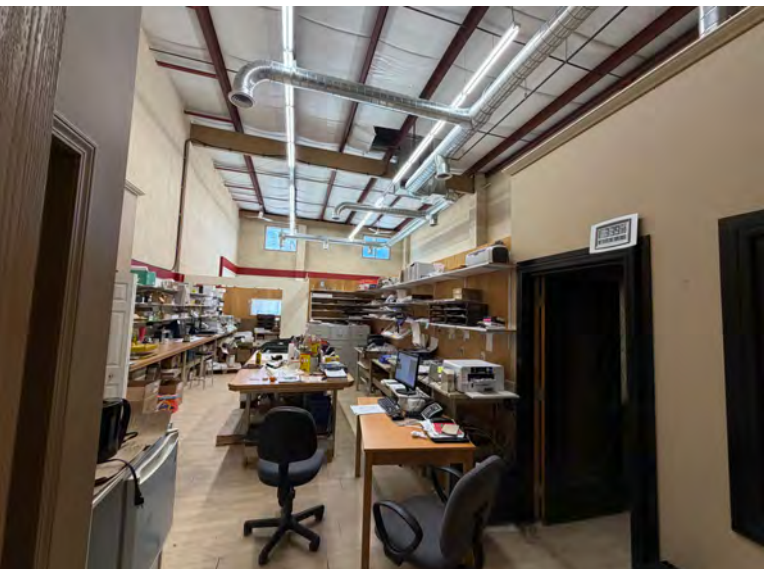
PROPERTY PHOTOS

Unit 2 - Kensei Gym (Leased)



PROPERTY PHOTOS

Unit 3 - Nyman's Artmarks (Leased)



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com