

**6709C GOLDENWEST Avenue  
Red Deer, Alberta**

**MLS # A2222525**

**\$5,000 per month**



**Division:** Golden West

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Aluminum Siding , Mixed

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** all structures contain within the property

**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