



FOR SALE – Red Deer, AB
Nicely Developed Industrial Condo
Johnstone Industrial Park

Johnstone Industrial Condo



Larry Kemshead



Lloyd Meadows



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Mike Williamson



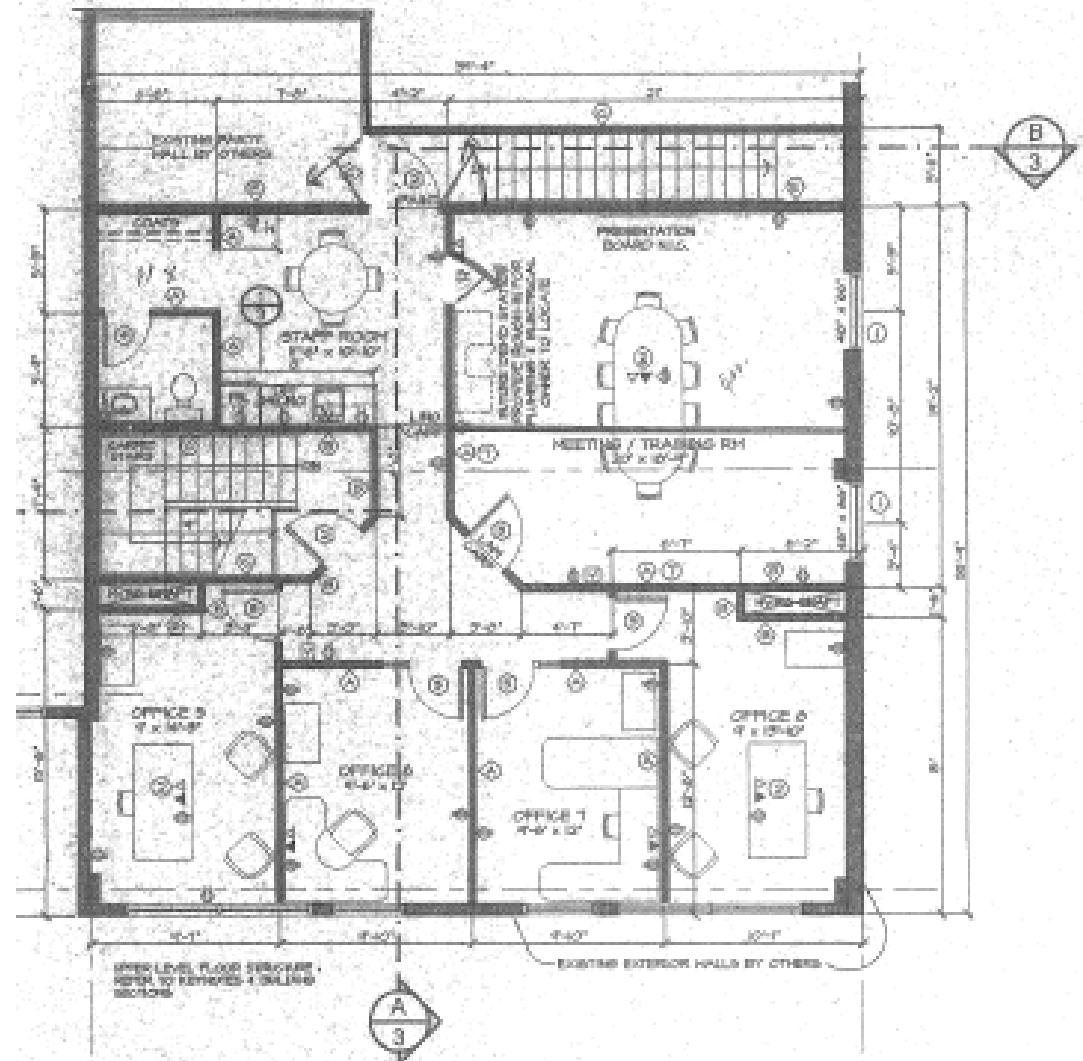
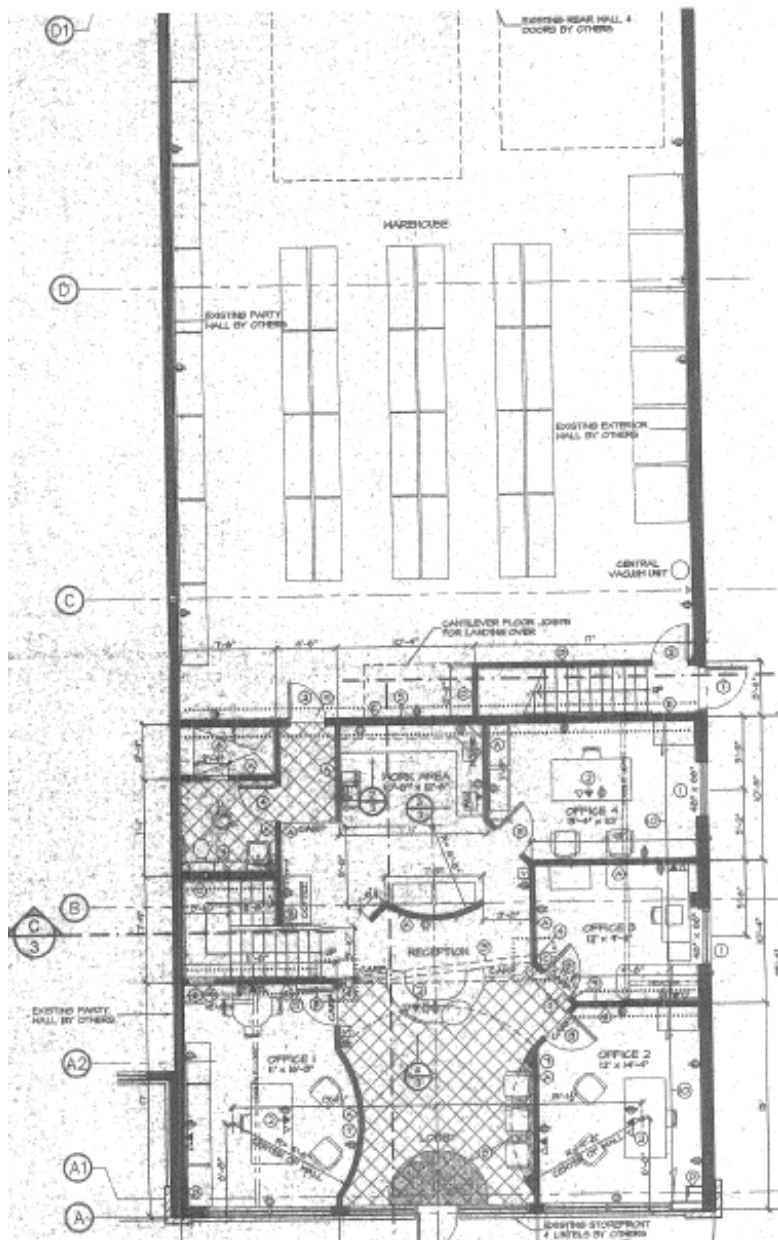
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- MUNICIPAL:**
- #1, 6630 – 71 Street Red Deer, AB
- LEGAL:**
- Unit 1 Condo Plan 022-4639
- LOCATION:**
- Johnstone Light Industrial Park, just off Johnstone Drive on 71 Street
 - Quick easy access to 67 Street and Highway 2 as well as Edgar Industrial Drive and Taylor Drive
- SIZE:**
- 40' x 90' = 3,600sq.ft Exterior Measurements
 - Mezzanine developed of approx 38' x 40' + irregular = 1,600sq.ft.
 - Main floor office 36' x 40' = 1,440sq.ft.
 - Total office both floors = 3,040sq.ft.
 - Shop main floor 2,160sq.ft.
 - Fenced compound in rear
- ZONING:**
- I-1 – Light Industrial
- PROPERTY:**
- This is a condo project from construction in approx 2002. This end unit has windows on east and south walls, both main and 2nd floor into office area. The office development is above average, has full computer networking cables to all offices and is air conditioned. There are 2 – 12' x 14' overhead door at rear (north) with radiant heating.
- UNIT FACTORS:**
- 1,823 of 10,000 Units
- TAXES:**
- \$10,348.40 (2008)
- LIST PRICE:**
- **\$699,000.00**

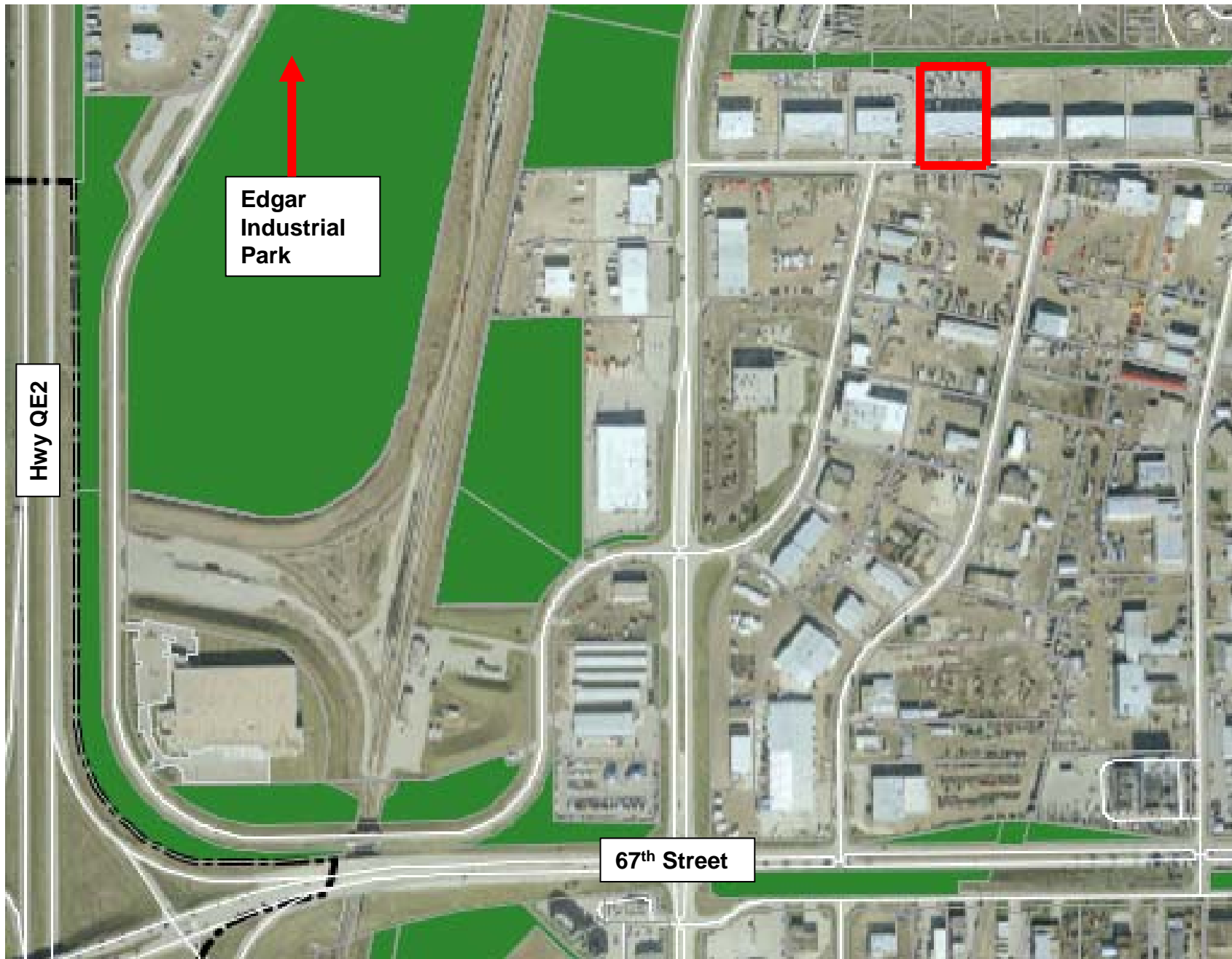
The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

Main Floor



Upper Level Plan

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