

# \$13 - 3-7320 Johnstone Drive, Red Deer

MLS® #CA0171092

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Edgar Indus. Pk., Red Deer, Alberta

This is an excellent opportunity to locate your business in a high traffic area with great exposure to drive-by traffic. The office space of 2,400 sq. ft. has a huge reception area as you come in the front door. There are 6 offices that 3 are large enough to be able to set up multiple work stations. There is a coffee/lunch room, staff washroom, staff change room. The shop is 6,000 sq. ft. with 3 bays and a large work area. The building has 400 amp/240 volt service. The bay doors are 12' wide x 14" height. The parking is expansive with 1-12 stalls on the front and 10 stalls down the north side of the building. There is a full compound in the rear of the building that is fenced/lights/power gate. The large storage tent (30'x70') in the compound stays with the property. The tent has a 20 ft. ceiling and a 14'x14' door with power for the lighting. This is a well-maintained property ready for a tenant to make it work for them.

Built in 2004

## Essential Information

MLS® #	CA0171092
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Industrial



Status Active

### Community Information

Address 3-7320 Johnstone Drive  
Subdivision Edgar Indus. Pk.  
City Red Deer  
County Red Deer  
Province Alberta  
Postal Code T4P 3Y6

### Amenities

Utilities High Speed Internet Available, Electricity Available, Natural Gas Available, Phone Available

### Interior

Heating Forced Air, Natural Gas

### Exterior

Roof Metal, Membrane  
Construction Metal Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 24th, 2019  
Days on Market 2114  
Zoning I1

### Listing Details

Listing Office Royal LePage Lifestyles Realty

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