

FOR SALE/LEASE

**4732 78A
STREET CLOSE**

Economical Freestanding Warehouse

4732 78A Street Close, Red Deer, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Mark Bowman
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HIGHWAY 11A

PROPERTY HIGHLIGHTS

- Dock & Grade Loading
- Fenced and Graveled Yard
- Cold Storage Quonset
- New Building Addition (2012)



SITE

HIGHWAY 2A

79 STREET

78A STREET

78 STREET

77 STREET

PROPERTY DETAILS

MUNICIPAL ADDRESS

4732 78A Street Close,
Red Deer, AB

LEGAL DESCRIPTION

Plan 8122323, Block 4, Lot 11

YEAR BUILT

1981 with Addition in 2012

SITE SIZE

1.57 Acres

SITE COVERAGE RATIO

19%

BUILDING SIZE

+/- 13,150 SF

POWER

TBC

LOADING DOORS

(2) 12' x 12' Grade
(2) 12' x 8' Dock

HEATINGS

Overhead Unit &
Forced Air

CLEAR HEIGHT

± 18'

ZONING

I1 - Industrial
(Business Service)
District

PROPERTY TAX

\$17,287 (2023)

SALE PRICE

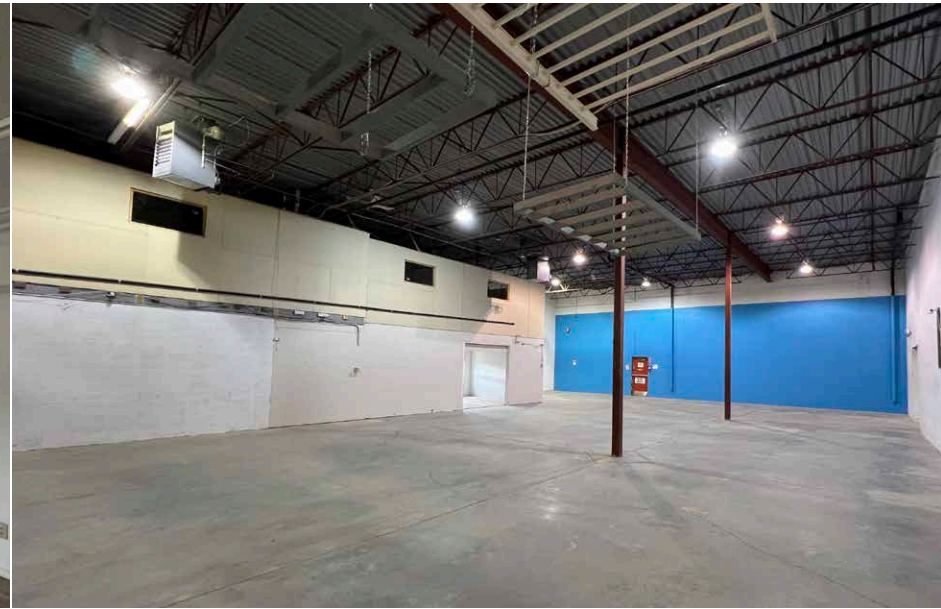
\$1,300,000

LEASE RATE

\$7.00 Per SF
Net & Care Free

AVAILABILITY

Immediately





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