

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  
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cwedm.com

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HIGHWAY 11A

## PROPERTY HIGHLIGHTS

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

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

18,000 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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