

# \$495,000 - G9, 5550 45 Street W, Red Deer

MLS® #A2220353

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Capstone at Riverlands, Red Deer, Alberta

NOW is the Time to Own your own Condo Unit to SHOWCASE your BUSINESS in the Vibrant Capstone Area with new businesses and a New Condo Apartment complex opening soon.~ This is the Sale of Condo Unit #9 in building "G" located in the Cronquist Business Park ( Capstone at Riverlands ).The exterior fascia of Building G recently updated. This bay features a Customer Reception Area ( Air Conditioned ) ., a large warehouse area with a 10' x 12 ' Overhead Door. There are 2 Designated Customer parking spots and other guest parking at the front along with staff parking at rear of building. . Now is the time to Own your your own Condo unit to showcase your business, or to purchase as an Investment property. 2,538 square feet of Space plus a Mezzanine for storage of 360 sq.ft ( 23'3" x 15'6" ) .

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2220353   |
| Price      | \$495,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | G9, 5550 45 Street W   |
| Subdivision | Capstone at Riverlands |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | T4P 3P1                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 105            |
| Zoning         | RL-C           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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