

# \$309,900 - 375, 7700 76 Streetclose, Red Deer

MLS® #A2230097

**\$309,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

Johnstone Crossing, Red Deer, Alberta

TURN-KEY Industrial shop/OFFICE FOR SALE. HIGH-END GLASS WALLS for the 3 Developed offices/ custom built-in reception space with customer 1/2 bath at the back, unfinished MEZZANINE, followed by a 24'9"x 27'03" shop space. Completed with LED lighting, floor drain a 14' OHD with opener, ceiling height approximately 19' clear, 200 AMP Power, paved common areas w/ loads of paved customer parking. Great exposure off of 76 street for a mechanic shop, auto repair/ detailing, mechanical shop and so much more in this I1 zoned condo bay. Condo fees are \$401.91/month and include water/ sewer/ landscaping/ snow removal & reserve fund contributions.

Built in 2007

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2230097   |
| Price      | \$309,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.04       |
| Year Built | 2007       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

Address 375, 7700 76 Streetclose



|             |                    |
|-------------|--------------------|
| Subdivision | Johnstone Crossing |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 4G8            |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 30 |
|----------------|----|

### **Interior**

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | None                             |

### **Exterior**

|              |                 |
|--------------|-----------------|
| Construction | Metal Frame     |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 149             |
| Zoning         | I1              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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