

# \$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	44
Zoning	RL-C

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.