

# \$7,000 - 6709c Goldenwest Avenue, Red Deer

MLS® #A2222525

**\$7,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Golden West, Red Deer, Alberta

Versatile Commercial Property

Located just off 67 Street in North Red Deer, this commercial property includes a 1,900 sq. ft. shop, 3,400 sq. ft. of office and storage, and a 26,463 sq. ft. fully fenced yard. The site offers a functional layout suited to a range of industrial and service-based uses.

The Landlord is open to redeveloping the site for a purpose-built facility, subject to lease term and covenant strength. This presents a strong opportunity to establish a new business front in a high-traffic, visible location.

The property is licensed for propane sales and storage and is zoned to accommodate related operations. It is situated across from gas stations and restaurants, with convenient access to surrounding arterial roads.

Property Features:

Suitable for Equipment Service and Sales

Propane sales and storage licensing

Welding Supply,

Fully fenced yard

Shop with overhead access

Office and storage areas with flexible layout

High visibility and exposure in an established commercial area

Zoning, location, and layout support a broad range of permitted and discretionary business uses. Additional rent \$1,150.00 per month



Built in 1962

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2222525   |
| Price      | \$7,000    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1962       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6709c Goldenwest Avenue |
| Subdivision | Golden West             |
| City        | Red Deer                |
| County      | Red Deer                |
| Province    | Alberta                 |
| Postal Code | T4P 1A7                 |

Exterior

|              |                        |
|--------------|------------------------|
| Construction | Aluminum Siding, Mixed |
|--------------|------------------------|

Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 105            |

Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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