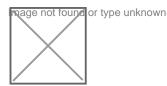


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5, 7836 49 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Red Deer, Alberta Listing ID: 27071

MLS ID: A2183126

\$7.50



△ BILL HOGG

**(403) 872-3670** 

□ Century 21 Maximum

**587-272-0221** 

🛱 5, 7836 49 Avenue, Red Deer, Alberta T4P 2B5

Transaction Type Days On Market Lease Amount

For Lease 201 7.50

Lease Frequency Zoning Subdivision

Annually I1 Northlands Industrial Park

Year BuiltStructure TypeProperty Type1979Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 7722205 1529.60

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

142.10 43560 1.00

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. Unit is approximately 77' long x 20' wide with approximately 18 foot ceiling. 1 exterior man door, 14' high x 10' wide overhead door, 2 piece washroom and heated by suspended radiant tube heater. Lot is paved. 100 AMP service with 240V. Total space is 1,529.60 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas)

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