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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 For Lease	Days On Market 201	Lease Amount 7.50
Lease Frequency Annually	Zoning I1	Subdivision Northlands Industrial Park
Year Built 1979	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7722205	Building Area (Sq. Ft.) 1529.60
Building Area (Sq. M.) 142.10	Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00
Inclusions N/A	Restrictions None Known	Reports Floor 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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