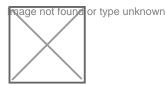


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

11, 4845 79 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 27189

MLS ID: A2185258

\$11



- **△** DARREN SAXBY
- **(403)** 392-4110
- □ Century 21 Maximum
- **3** 587-272-0221
- 11, 4845 79 Street , Red Deer , Alberta T4P 2T4

Transaction Type

Days On Market

Lease Amount

For Lease

138

11.00

Lease Frequency

Zoning

Subdivision

Annually

I-1

Northlands Industrial Park

Year Built 1980 Structure Type

Property Type

Property Sub Type

Industrial

Commercial

Industrial

Legal Plan

Building Area (Sq. Ft.)

1524581

1400.00

Building Area (Sq. M.)

Heating

Inclusions

130.06

Ceiling, Forced Air, Natural Gas

N/A

RestrictionsSee Remarks

Reports None

A compact 1,400-square-foot area suitable for many purposes. The primary floor plan includes a large reception and display area, along with a small office and a restroom all with updated vinyl flooring. Additionally, there is an open workshop area featuring a 12' X 14' overhead door, a sump, forced air heating, and fluorescent lighting. The ceiling height measures approximately 20 feet. On the mezzanine level, you'll find a spacious room. The property is fully paved and includes a shared yard at the back and parking in the front. This property is in great condition. The Landlord will entertain TI allowance for the right term. NNN is estimated at \$4.50 for 2025

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