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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
 587-272-0221

 11, 4845 79 Street , Red Deer , Alberta T4P 2T4

Transaction Type For Lease	Days On Market 138	Lease Amount 11.00
Lease Frequency Annually	Zoning I-1	Subdivision Northlands Industrial Park
Year Built 1980	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1524581	Building Area (Sq. Ft.) 1400.00
Building Area (Sq. M.) 130.06	Heating Ceiling, Forced Air, Natural Gas	Inclusions N/A
Restrictions See 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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