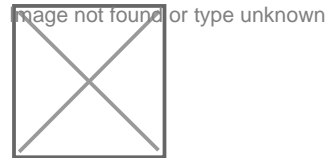


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9, 4845 79 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
27252

**MLS ID:**  
A2186492

**\$11**



 **DARREN SAXBY**  
 (403) 392-4110

 Century 21 Maximum  
 587-272-0221

 9, 4845 79 Street , Red Deer , Alberta T4P 2T4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 110	<b>Lease Amount</b> 11.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-1	<b>Subdivision</b> Northlands Industrial Park
<b>Year Built</b> 1980	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1524581	<b>Building Area (Sq. Ft.)</b> 1400.00
<b>Building Area (Sq. M.)</b> 130.06	<b>Heating</b> Ceiling, Forced Air, Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

A compact 1,400-square-foot area suitable for many purposes. 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. 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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