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1780 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
27824

MLS ID:
A2106365

\$14



 **CAMERON TOMALTY**
 (403) 350-0075

 **RE/MAX Commercial Properties**
 403-986-7777

 **1780 49 Avenue , Red Deer , Alberta T4R 2N7**

Transaction Type	Days On Market	Lease Amount
For Lease	738	14.00
Lease Frequency	Zoning	Subdivision
Annually	C4	West Lloydminster City
Year Built	Structure Type	Property Type
1991	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	9620213	26200.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
2434.04	134600	3.09
Inclusions	Restrictions	Reports
N/A	None Known	Other Documents

Located in Westerner Park, this 26,200 SF building is available for lease. The front office includes a reception area and waiting room, three large offices, two washrooms, a service station with a built-in counter, and a staff lunchroom on the second floor. There are two separate shops, located on the Northwest and Southeast of the building. The Northwest shop is split into three sections and includes (8) 16' x 12' overhead doors, an additional parts room/office, and two washrooms. The Southeast shop is separated into two sections. The first section includes (2) 16' x 12' and (2) 14' x 12' overhead doors that create two drive thru bays. The remaining 7,656 SF shop space in the Southeast portion of the building features (8) 16' x 12' overhead doors. There is a paint booth in the Southeast shop that can be leased for an additional \$2,500.00 per month. The Landlord is willing to demise the building or remove the paint booth upon request, with rates adjusted accordingly. The building sits on 3.09 acres and the property is fully paved, with parking stalls available directly in front the building. Additional Rent is estimated at \$4.73 per square foot.

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