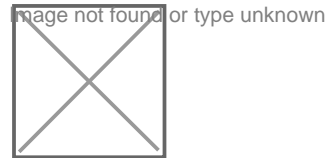


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1780 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta

Listing ID:
27824

MLS ID:
A2106365

\$14



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 1780 49 Avenue , Red Deer , Alberta T4R 2N7

Transaction Type For Lease	Days On Market 673	Lease Amount 14.00
Lease Frequency Annually	Zoning C4	Subdivision West Lloydminster City
Year Built 1991	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9620213	Building Area (Sq. Ft.) 26200.00
Building Area (Sq. M.) 2434.04	Lot Size (Sq. Ft.) 134600	Lot Size (Acres) 3.09
Inclusions N/A	Restrictions None Known	Reports 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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