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2, 7819 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 28084

MLS ID: A2131914 \$10.50



△ KEITH ACHESON

- **(403)** 352-2520
- □ Century 21 Maximum
- **3** 587-272-0221
- 2, 7819 50 Avenue, Red Deer, Alberta T4P 1M8

Transaction Type Title Days On Market

For Lease Fee Simple

Lease AmountLease FrequencyLease Term10.50AnnuallyNegotiable

Zoning Subdivision Building Type

C-4 Northlands Industrial Park Retail,See Remarks,Strip
Mall,Warehouse

557

Year BuiltStructure TypeProperty Type1983WarehouseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 7620870 3613.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

335.66 1 0.00

Footprint (Sq. Ft.) Roof Foundation

3613 Flat Torch Membrane Poured Concrete, Slab

Heating

Cooling
Overhead Heater(s),Forced Air,Natural

Commercial Amenities

None Gas Paved Yard

 Inclusions
 Restrictions
 Reports

 none
 None Known
 None

Gaetz Avenue high traffic exposure. Multi Tenant building, Flex space- front area for offices and display back area for warehouse and storage. Portion of warehouse area could accommodate additional showroom space. Current layout -front area is two offices, west facing windows reception and display area, one washroom and small storage room, (approx. 900 SF) t bar grid and ceiling tiles 2 x 4 recessed lighting. Area under mezzanine is also enclosed – open area could be used for additional display or assembly areas. Warehouse -t5 lighting, two overhead forced air heaters 12 x 14 foot high overhead door, floor compartment sump. warehouse area was repainted Open mezzanine for additional storage, One washroom. Paved back yard area. Tenant has own electrical and gas meters, water and sewer in common area expenses. Rogers/Shaw or Telus for internet and phone service to the building.. Signage - permitted on building subject to landlord approval and city permits Back lit sign can permitted. Surface parking in front 66 stalls in total with some dedicated and some common. Op Costs for 2025 estimated at \$3.50 per square foot. This space can be combined with the adjacent Bay 3 (connected by service doors in warehouse)

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