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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



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 2, 7819 50 Avenue , Red Deer , Alberta T4P 1M8

Transaction Type For Lease	Title Fee Simple	Days On Market 413
Lease Amount 10.50	Lease Frequency Annually	Lease Term Negotiable
Zoning C-4	Subdivision Northlands Industrial Park	Building Type Retail,See Remarks,Strip Mall,Warehouse
Year Built 1983	Structure Type Warehouse	Property Type Commercial
Property Sub Type Retail	Legal Plan 7620870	Building Area (Sq. Ft.) 3613.00
Building Area (Sq. M.) 335.66	Lot Size (Sq. Ft.) 1	Lot Size (Acres) 0.00
Footprint (Sq. Ft.) 3613	Roof Flat Torch Membrane	Foundation Poured Concrete,Slab
Cooling None	Heating Overhead Heater(s),Forced Air,Natural Gas	Commercial Amenities Paved Yard
Inclusions none	Restrictions None Known	Reports 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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