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4, 7819 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
28086

MLS ID:
A2131916

\$10.50



 **KEITH ACHESON**
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 Century 21 Maximum
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 4, 7819 50 Avenue , Red Deer , Alberta T4P 1M8

Transaction Type For Lease	Title Fee Simple	Days On Market 574
Lease Amount 10.50	Lease Frequency Annually	Lease Term Negotiable
Zoning C-4	Subdivision Northlands Industrial Park	Building Type Commercial Mix,Retail,Warehouse
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 7620870	Building Area (Sq. Ft.) 3466.00	Building Area (Sq. M.) 322.00
Lot Size (Sq. Ft.) 1	Lot Size (Acres) 0.00	Footprint (Sq. Ft.) 3466
Roof Membrane	Foundation Poured Concrete,Slab	Heating Overhead Heater(s),Forced Air,Natural Gas
Commercial Amenities Paved Yard	Inclusions none	Restrictions None Known
Reports None		

Affordable space with Gaetz Av exposure. Multi Tenant building ideal for contractor sales, with combination of showroom display area some office and warehouse for product distribution. Space has been refreshed with new paint through out, new T-Bar grid ceiling and updated lighting in front display area. Rogers/Shaw and Telus available in building, Tenant has own electrical and gas meter for space. Water is shared and part of common area costs. Warehouse area has open mezzanine above office area for additional storage. Mid height ceiling height in warehouse (approx. 18-20 feet) Recently installed LED lighting, two overhead forced air furnaces for heat. 12 x 14 Overhead door to back paved yard area. Yard area in rear has some room for vehicle parking as required (normally to the width of bay rented) On building signage available subject to Landlord approval. 66 surface stalls located on the site with mix of common and dedicated stalls. Common area costs \$3.50 psf per year (estimate for 2025)

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