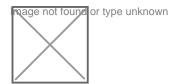


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4, 7819 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 28086

MLS ID: A2131916

\$10.50



△ KEITH ACHESON

(403) 352-2520

□ Century 21 Maximum

3 587-272-0221

4, 7819 50 Avenue, Red Deer, Alberta T4P 1M8

Transaction Type

For Lease

Lease Amount

10.50

Zoning C-4

Structure Type Multi Unit

Legal Plan 7620870

Lot Size (Sq. Ft.)

1

Roof

Membrane

Paved Yard

Commercial Amenities

Reports None Title

Fee Simple

Lease Frequency

Annually

Subdivision

Northlands Industrial Park

Property Type

Commercial

Building Area (Sq. Ft.)

3466.00

Lot Size (Acres)

0.00

Foundation

Poured Concrete, Slab

Inclusions

none

Days On Market

574

Lease Term

Negotiable

Building Type

Commercial Mix, Retail, Warehouse

Property Sub Type

Warehouse

Building Area (Sq. M.)

322.00

Footprint (Sq. Ft.)

3466

Heating

Overhead Heater(s), Forced Air, Natural

Gas

Restrictions

None Known

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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