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9, 7628 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
28552


MLS ID:
A2160636

\$9



 **KEITH ACHESON**
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 Century 21 Maximum
 587-272-0221

 9, 7628 49 Avenue , Red Deer , Alberta T4P 1M4

Transaction Type For Lease	Title Fee Simple	Days On Market 235
Lease Amount 9.00	Lease Frequency Annually	Zoning I1
Subdivision Northlands Industrial Park	Building Type Warehouse	Year Built 1976
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7720110	Building Area (Sq. Ft.) 2816.00	Building Area (Sq. M.) 261.61
Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00	Footprint (Sq. Ft.) 2816
Roof Flat Torch Membrane	Foundation See Remarks	Heating Overhead Heater(s),Forced Air,Natural Gas
Inclusions none	Restrictions None Known	Reports None

Warehouse bay located in Northland Industrial Park, multi Tenant Building. 2816 Square feet 32 feet wide x 88 Feet Depth, tilt up pre cast concrete building. Cinder Crete block demising walls. Warehouse- Overhead door 12w x 14h, man door, floor sump, upgraded LED warehouse lighting, two overhead forced air heaters. open mezzanine. New office area and mezzanine; one office, one open reception/ display or work station area, two washrooms, new high efficient office furnace., new 40 Gallon Hot water heater. this unit is ready to go with a quick possession. Additional rents for 2025 estimated at \$4.00 psf per year; Tenant will have their own electricity and gas meter, water and sewer is common. Small fenced compound on west side may be available for extra monthly fee (confirm if important)

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