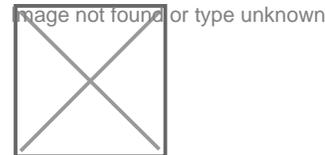


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

12F, 7619 50 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Red Deer, Alberta

Listing ID:
29587

MLS ID:
A2197714

\$12



 **BILL HOGG**
 (403) 872-3670

 Century 21 Maximum
 587-272-0221

 12F, 7619 50 Avenue , Red Deer , Alberta T4P 1M6

Transaction Type For Lease	Days On Market 184	Lease Amount 12.00
Lease Frequency Annually	Zoning C4	Subdivision Northlands Industrial Park
Year Built 1977	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 7722107	Building Area (Sq. Ft.) 2028.00
Building Area (Sq. M.) 188.41	Lot Size (Sq. Ft.) 167270	Lot Size (Acres) 3.84
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Great location with terrific exposure to heavily travelled Gaetz/50th Avenue. This is a professionally well maintained building. Unit with retail frontage. Lots of customer parking with easy access from 76th Street and Gaetz/50th Avenue. Base Rent is \$12.00 a year with escalations assuming 5 year lease. NNN Costs are approximately \$5.80 per sq. ft. for 2025. Property taxes are included in Triple Net costs.

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