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## 5, 7969 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta



**Listing ID:**  
29795


**MLS ID:**  
A2201994

**\$13**



 **WESLEY GIESBRECHT**  
 (403) 350-5674

 Century 21 Advantage  
 403-346-0021

 5, 7969 49 Avenue , Red Deer , Alberta T4P 2V5

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 170
<b>Lease Amount</b> 13.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> I1
<b>Subdivision</b> Northlands Industrial Park	<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use,Office Building,See Remarks,Sports and Recreation,Warehouse	<b>Year Built</b> 1982
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8222669	<b>Building Area (Sq. Ft.)</b> 4517.00	<b>Building Area (Sq. M.)</b> 419.64
<b>Footprint (Sq. Ft.)</b> 3760	<b>Construction Type</b> Concrete,Metal Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas,Radiant
<b>Access to Property</b> Back Alley Access,Direct Access,Paved Lane,Paved Road	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Other Documents		

TURN-KEY SUB-LEASE AVAILABLE!. SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT Light-Industrial bay featuring a total of 6 offices (3-up), 3 baths (1-up), and an executive-finished boardroom (1,265 SQ FT developed mezzanine space). At the back there's 1900 SQ FT+/- of shop/storage space at the back. (70'x28'W) with a total main-floor footprint of 3,252 SQ FT (28'x120'). A large 12x14' Overhead Door w/ automatic opener, ceiling height of 18', services the back. Partially paved back-alley access for easy loading/ unloading and a generous helping of parking at the front & rear. A tremendous opportunity to sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2024) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$4,893.42/month, puts this bay at an asking price of \$6,568.47/month or \$17.45/PSF total. Easy to show during business hours. Possession can be within 30 days.

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