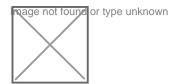


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **11,7727 50 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location** Red Deer, Alberta Listing ID: 29949

MLS ID: A2203916

\$10



△ BILL HOGG

- **(403) 872-3670**
- □ Century 21 Maximum
- **3** 587-272-0221
- 11, 7727 50 Avenue, Red Deer, Alberta T4P 1M7

**Transaction Type** 

For Lease

**Lease Frequency** 

Annually

**Building Type** 

Commercial Mix, Retail, Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

3392.00

Lot Size (Acres)

1.41

Reports
Floor Plans

**Days On Market** 

262

Zoning

C4

Year Built 1978

Mixed Use

Building Area (Sq. M.)

**Property Sub Type** 

315.12

Inclusions

N/A

**Lease Amount** 

10.00

Subdivision

Northlands Industrial Park

Structure Type

Mixed Use

Legal Plan 7620870

Lot Size (Sq. Ft.)

61419

Restrictions

None Known

Excellent location with terrific exposure and visibility to heavily travelled Gaetz/50 Avenue. Multi-tenant building suitable for product distribution, contractor sales, contractors, etc. Large rear warehouse &/or shop space with easy access from the paved rear lot with some parking available (width of the bay rented). Retail or product display area in front of the unit. Lots of front customer parking with easy access from 78th Street Gaetz/50 Avenue. This unit is ready to be developed for your needs with the ability to add mezzanine in the rear area. Landlord assistance with development to be determined based on covenant and term of lease. The front of the building will be upgraded including a high visibility sign band. Refer to documents for rendering. Base Rent is \$10.00 per square foot per year with escalations assuming 5 year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2025. Property taxes are included in Triple Net Costs.

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