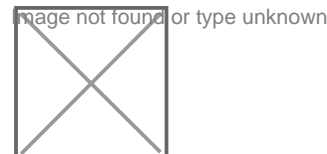


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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
 587-272-0221

 11, 7727 50 Avenue , Red Deer , Alberta T4P 1M7

| | | |
|---|---|--|
| Transaction Type For Lease | Days On Market 159 | Lease Amount 10.00 |
| Lease Frequency Annually | Zoning C4 | Subdivision Northlands Industrial Park |
| Building Type Commercial Mix,Retail,Warehouse | Year Built 1978 | Structure Type Mixed Use |
| Property Type Commercial | Property Sub Type Mixed Use | Legal Plan 7620870 |
| Building Area (Sq. Ft.) 3392.00 | Building Area (Sq. M.) 315.12 | Lot Size (Sq. Ft.) 61419 |
| Lot Size (Acres) 1.41 | Inclusions N/A | Restrictions None Known |
| Reports Floor Plans | | |

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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