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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 97	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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