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7, 7957 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
30025


MLS ID:
A2205067

\$9



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

 Century 21 Maximum
 587-272-0221

 7, 7957 49 Avenue , Red Deer , Alberta T4P 2V5

Transaction Type

For Lease

Days On Market

111

Lease Amount

9.00

Lease Frequency

Annually

Zoning

I1

Subdivision

Northlands Industrial Park

Building Type

Commercial Mix,Mixed Use

Year Built

1979

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8023131

Building Area (Sq. Ft.)

2514.00

Building Area (Sq. M.)

233.56

Lot Size (Sq. Ft.)

122403

Lot Size (Acres)

2.81

Inclusions

N/A

Restrictions

None Known

Reports

Floor Plans

2,514 sq. ft. unit Has a reception area, 1 office, coffee area and washroom. The warehouse features approximately 1,864 square feet with a divided 50 by 25 foot service bay. There is a fenced compound, approximately 35 x 80 - 2,800 square feet, at the rear of the unit with shared parking in front of the building. Base Rent \$9.00 per sq. ft. per annum with escalations assuming 5 year lease. Additional/NNN Costs are approximately \$4.50 per sq. ft. for 2025.

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