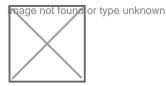


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

⁴ 7, 7957 49 Avenue , Red Deer , Alberta T4P 2V5

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

Commercial Mix, Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

2514.00

Lot Size (Acres)

2.81

Reports
Floor Plans

Days On Market

111

Zoning

11

Year Built 1979

Property Sub Type Industrial

Building Area (Sq. M.)

233.56

Inclusions N/A Lease Amount

9.00

Subdivision

Northlands Industrial Park

Structure Type

Industrial

Legal Plan 8023131

Lot Size (Sq. Ft.)

122403

Restrictions
None Known

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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