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BAY 7, 7459 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
30205

MLS ID:
A2212195

\$7



 **DENNIS ROSZELL**
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 Century 21 Bravo Realty
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 Bay 7, 7459 49 Avenue , Red Deer , Alberta T4P 1N2

Transaction Type For Lease	Title Fee Simple	Days On Market 15
Lease Amount 7.00	Lease Frequency Annually	Lease Term Renewal Option
Zoning I-1	Subdivision Northwood Estates	Building Type Warehouse
Year Built 1978	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 062 1378	Building Area (Sq. Ft.) 1281.00
Building Area (Sq. M.) 119.01	Construction Type Concrete	Roof Flat Torch Membrane
Foundation Poured Concrete	Cooling None	Heating High Efficiency,Overhead Heater(s),Forced Air,Natural Gas
Lot Features Level,Near Shopping Center,Paved,Street Lighting,Yard Drainage,Yard Lights	Commercial Amenities Floor Drain(s)/Grease Trap(s),Parking- Extra,Paved Yard,Yard Drainage,Yard Lights	Inclusions N/A
Restrictions Board Approval	Reports None	

Bays with Fenced, gated, Paved yards are hard to find. There is a sign tower for signage & extra parking. This is a Prime location close to Gaetz Ave with several industrial businesses surrounding this condominium bay. 1/2 of the occupants of this 8 unit complex are owners. The unit is an open warehouse with a bathroom. 12' X 14' sunshine door and a 3' man door. The energy efficient forced air overhead furnace was installed in 2023. The condominium is well managed and kept in top condition. The roof and sidewalks have been replaced with in the last 4 years. The bay is ideal for mechanical shop, trade service bay, small engine repair, small manufacturing, storage, warehousing, personal hobby shop, and any other use you need that fits with in the City of Red Deer's I-1 zoning. Bay 7 & 8 are side by side for a combined 2240 sq. ft. both bays together provide up to 12 parking stalls plus optional fenced gated gravel storage lot.

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