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3, 8121 49 AVENUECLOSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
30520


MLS ID:
A2219729

\$11



 **PATRICK GALESLOOT**
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 Century 21 Advantage
 403-346-0021

 3, 8121 49 AvenueClose , Red Deer , Alberta T4P 2V5

Transaction Type For Lease	Title Fee Simple	Days On Market 63
Lease Amount 11.00	Lease Frequency Annually	Zoning I1
Subdivision Northlands Industrial Park	Building Type Commercial Mix,Mixed Use,Warehouse	Year Built 2006
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0227896	Building Area (Sq. Ft.) 1921.00	Building Area (Sq. M.) 178.47
Lot Size (Sq. Ft.) 1921	Lot Size (Acres) 0.04	Roof Metal
Foundation Poured Concrete,Slab	Heating Overhead Heater(s),Forced Air,Natural Gas	Inclusions n/a
Restrictions None Known	Reports Floor Plans,Survey Plan	

Now Available for Lease — Unit 3, 8121 49 Avenue Close, Red Deer Located in the desirable Northlands Industrial Park, this 1,921 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, this bay features three offices, a front reception and waiting area, two bathrooms, a coffee/kitchen counter with sink ready for finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and impressive 23' shop ceilings. Zoned I1 Industrial, the space boasts energy-efficient construction and a 220 amp, three-phase, 600-volt power supply. Tenants benefit from access to common yard areas, paved parking for staff and clients, and excellent connectivity to Gaetz Avenue, Highway 2A, and Highway 11A. Additional rents are budgeted at \$4.89/sq. ft. Promoted at a competitive monthly rate of approximately \$2,543/month, based on \$11.00/sq. ft. base rent plus \$4.89/sq. ft. additional rent. Prefer to own instead of lease? This bay is also available for purchase — see MLS# A2218859

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