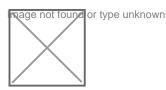


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 8121 49 AVENUECLOSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID:

Red Deer, Alberta

30520

A2219729



- **PATRICK GALESLOOT**
- **2** (403) 357-9142
- □ Century 21 Advantage
- **403-346-0021**

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

Transaction Type

For Lease

Title

Days On Market

63

11

Lease Amount

11.00

Lease Frequency

Annually

Fee Simple

Zoning

Subdivision

Northlands Industrial Park

Building Type

Commercial Mix, Mixed Use, Warehouse

Year Built 2006

Structure Type

Industrial

Property Sub Type

Commercial

Property 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

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 twocompartment 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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