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## 101, 7485 45 AVENUECLOSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
30527


**MLS ID:**  
A2219406

**\$12**



 **KEITH ACHESON**  
 (403) 352-2520

 Century 21 Maximum  
 587-272-0221

 101, 7485 45 AvenueClose , Red Deer , Alberta T4P4C2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 247
<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> I-2 Heavy Industrial	<b>Subdivision</b> Riverside Heavy Industrial Park	<b>Building Type</b> Warehouse
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0323731	<b>Building Area (Sq. Ft.)</b> 1500.00	<b>Building Area (Sq. M.)</b> 139.35
<b>Footprint (Sq. Ft.)</b> 1500	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Cooling</b> Partial	<b>Heating</b> Natural Gas,See Remarks	<b>Lot Features</b> See Remarks
<b>Inclusions</b> any blinds or window coverings if left behind by most recent tenant	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Building Plans,Floor Plans

Affordable and practical industrial/ warehouse bay located in the riverside heavy industrial park. Current use is siding contractor, tenant since early 2021. Oher Tenants in building include plumber, flooring company, HVAC contractor and coffee services company. Open front office/ display area approx. 500 SF and 1000 SF of warehouse; with open mezzanine above office area. two washrooms (one shop and one office area). space was mostly repainted in 2021. Warehouse-hi Bay halide lighting 14 x 12 overhead door, radiant tube heater in warehouse area. Front paved parking, back yard area is partially paved, remaining yard is graveled. Office area is air conditioned, vinyl plank flooring ideal for open office and or display. 2 x4 recessed florescent tube lights in t bar Ceiling grid. Common area costs estimated for 2026 at \$5.50 per square foot. (\$656.00 per month) Tenant has own electrical and gas meter, Telus is service provider for phone and internet.

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