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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

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