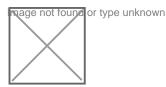


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101, 7485 45 AVENUECLOSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationListing ID:MLS ID:Red Deer, Alberta30527A2219406



 $\stackrel{\circ}{-}$ KEITH ACHESON

(403) 352-2520

□ Century 21 Maximum

3 587-272-0221

rPr

101, 7485 45 AvenueClose , Red Deer , Alberta $\,$ T4P4C2 $\,$

Transaction Type

For Lease

Lease Amount

12.00

Zoning

I-2 Heavy Industrial

Structure Type Multi Unit

Legal Plan 0323731

Footprint (Sq. Ft.)

1500

Cooling Partial

Inclusions

any blinds or window coverings if left behind by most recent tenant

Title

Fee Simple

Lease Frequency

Annually

Subdivision

Riverside Heavy Industrial Park

Property Type

Commercial

Building Area (Sq. Ft.)

1500.00

Roof Metal

Heating

Natural Gas, See Remarks

Restrictions

Landlord Approval

Days On Market

124

Lease Term

Negotiable

Building Type

Warehouse

Property Sub Type

Industrial

Building Area (Sq. M.)

139.35

Foundation

Slab

Lot Features

See Remarks

Reports

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 2025 at \$5.25 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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