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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**
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 Century 21 Maximum
 587-272-0221

 101, 7485 45 AvenueClose , Red Deer , Alberta T4P4C2

Transaction Type For Lease	Title Fee Simple	Days On Market 351
Lease Amount 12.00	Lease Frequency Annually	Lease Term Negotiable
Zoning I-2 Heavy Industrial	Subdivision Riverside Heavy Industrial Park	Building Type Warehouse
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0323731	Building Area (Sq. Ft.) 1500.00	Building Area (Sq. M.) 139.35
Footprint (Sq. Ft.) 1500	Roof Metal	Foundation Slab
Cooling Partial	Heating Natural Gas,See Remarks	Lot Features See Remarks
Inclusions any blinds or window coverings if left behind by most recent tenant	Restrictions Landlord Approval	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. 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 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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