

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.

## 6709C GOLDENWEST AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta

**Listing ID:**  
30704

**MLS ID:**  
A2222525

**\$5,000**



 **MIKE GAIT**  
 (403) 302-9101

 Century 21 Maximum  
 587-272-0221

 6709C GOLDENWEST Avenue , Red Deer , Alberta T4P 1A7

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	253	5000.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Monthly	Golden West	Mixed Use
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1962	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	9422085	5000.00
<b>Building Area (Sq. M.)</b>	<b>Construction Type</b>	<b>Inclusions</b>
464.51	Aluminum Siding ,Mixed	all structures contain within the property
<b>Restrictions</b>	<b>Reports</b>	
Landlord Approval,Underground Utility Right of Way	Floor Plans	

Versatile Commercial Property Located just off 67 Street in North Red Deer, this commercial property includes a 1,900 sq. ft. shop, 3,400 sq. ft. of office and storage, and a 26,463 sq. ft. fully fenced yard. The site offers a functional layout suited to a range of industrial and service-based uses. The Landlord is open to redeveloping the site for a purpose-built facility, subject to lease term and covenant strength. This presents a strong opportunity to establish a new business front in a high-traffic, visible location. The property is licensed for propane sales and storage and is zoned to accommodate related operations. It is situated across from gas stations and restaurants, with convenient access to surrounding arterial roads. Property Features: Suitable for Equipment Service and Sales Propane sales and storage licensing Welding Supply, Fully fenced yard Shop with overhead access Office and storage areas with flexible layout High visibility and exposure in an established commercial area Zoning, location, and layout support a broad range of permitted and discretionary business uses. Additional rent \$1,150.00 per month

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.