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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

Transaction Type For Lease	Days On Market 377	Lease Amount 5000.00
Lease Frequency Monthly	Subdivision Golden West	Building Type Mixed Use
Year Built 1962	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9422085	Building Area (Sq. Ft.) 5000.00
Building Area (Sq. M.) 464.51	Construction Type Aluminum Siding ,Mixed	Inclusions all structures contain within the property
Restrictions Landlord Approval,Underground Utility Right of Way	Reports 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

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