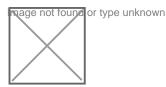


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

6709C GOLDENWEST AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 30704

: **MLS ID**: A2222525

\$7,000



A MIKE GAIT

(403) 302-9101

■ Century 21 Maximum

3 587-272-0221

rM1

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

Transaction Type

For Lease

Days On Market

131

Lease Amount

7000.00

Lease Frequency

Monthly

Subdivision Golden West Building Type Mixed Use

Year Built

1962

Structure Type
Mixed Use

Property Type

Building Area (Sq. Ft.)

Property Sub Type

Mixed Use

Legal Plan

Commercial

9422085

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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