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4830 78 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID:

Red Deer, Alberta

31513

A2243775



- **△** BOYD WILLIAMS
- **(403)** 782-3171
- Royal LePage Lifestyles Realty
- **403-782-3171**
- 4830 78 , Red Deer , Alberta T4P 2B3

Transaction Type Days On Market Lease Amount

For Lease 126 11.00

Lease FrequencySubdivisionBuilding TypeAnnuallyNorthlands Industrial ParkCondo Complex

Year Built Structure Type Property Type
2007 Industrial Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 2715.00 252.23

InclusionsRestrictionsReportsNoneCondo/Strata ApprovalNone

Part of a multi-tenant building in Northlands Industrial park. Main floor front area has large storage area with windows and a washroom. Currently the mezzanine in the shop is wide open but can be framed in for 2 rooms. The shop has a separate washroom, infrared heating, florescent lighting, sump and 12'x14' overhead door with Lexan panels. The shop has an approximate 19' ceiling height. with a shared graveled rear yard. Estimated NNN is \$3.40/sq.ft. The landlord is willing to negotiate 3 months free basic rent on an accepted 3-5 year lease!!!

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