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## 4830 78 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
31513


**MLS ID:**  
A2243775

**\$1,815**



 **BOYD WILLIAMS**  
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 Royal LePage Lifestyles Realty  
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 4830 78 , Red Deer , Alberta T4P 2B3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 188	<b>Lease Amount</b> 1815.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Northlands Industrial Park	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2007	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 2715.00	<b>Building Area (Sq. M.)</b> 252.23
<b>Inclusions</b> None	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> None

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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