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## 1, 4980 76 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta

**Listing ID:**  
32459

**MLS ID:**  
A2261718

**\$10**



 **KEITH ACHESON**  
 (403) 352-2520

 Century 21 Maximum  
 587-272-0221

 1, 4980 76 Street , Red Deer , Alberta T4P 2J8

|                                                  |                                                         |                                                                      |
|--------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------|
| <b>Transaction Type</b><br>For Lease             | <b>Title</b><br>Fee Simple                              | <b>Days On Market</b><br>41                                          |
| <b>Lease Amount</b><br>10.00                     | <b>Lease Frequency</b><br>Annually                      | <b>Zoning</b><br>I-1                                                 |
| <b>Subdivision</b><br>Northlands Industrial Park | <b>Building Type</b><br>Mixed Use,See Remarks,Warehouse | <b>Year Built</b><br>1976                                            |
| <b>Structure Type</b><br>Multi Unit              | <b>Property Type</b><br>Commercial                      | <b>Property Sub Type</b><br>Industrial                               |
| <b>Legal Plan</b><br>7720110                     | <b>Building Area (Sq. Ft.)</b><br>2816.00               | <b>Building Area (Sq. M.)</b><br>261.61                              |
| <b>Footprint (Sq. Ft.)</b><br>2816               | <b>Construction Type</b><br>Concrete                    | <b>Roof</b><br>Flat Torch Membrane                                   |
| <b>Foundation</b><br>Slab                        | <b>Cooling</b><br>Partial                               | <b>Heating</b><br>Electric,Overhead Heater(s),Forced Air,Natural Gas |
| <b>Commercial Amenities</b><br>Paved Yard        | <b>Inclusions</b><br>none                               | <b>Restrictions</b><br>None Known                                    |
| <b>Reports</b><br>Floor Plans                    |                                                         |                                                                      |

End bay unit, developed with one office, reception/display area, balance of space is open warehouse. South facing office area fronting 76 Street ; yard area accessed off 49th Ave and is paved. Office has T-bar ceiling 2 x 4 recessed lights, VC Tile Flooring. office furnace (on mezzanine); office is air conditioned. Two washrooms located in warehouse area. Offices and washrooms have new Vinyl Plank Flooring and LED Lighting. Bright well lit space. Warehouse/ shop area has two overhead forced air heaters, floor drain, 12 x 14 overhead door, upgrades include new LED lighting and paint This unit is part of a six unit building. Other Tenancy in the building are automotive mechanic, windshield/ glass replacement. Rate shown is for year one of a multi year lease, Landlord is open to shorter term leases. Additional rents for 2025 estimated at \$4.50 psf; Tenant has separate utilities (electricity and gas). Bay would suit most light industrial uses, contractors, suppliers; ideal for those requiring inside storage of materials and sales admin office.

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