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15, 7667 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta



Listing ID:
33495


MLS ID:
A2276699

\$11



 **BILL HOGG**
 (403) 872-3670

 Century 21 Maximum
 587-272-0221

 15, 7667 50 Avenue , Red Deer , Alberta T4P 1M6

Transaction Type For Lease	Days On Market 1	Lease Amount 11.00
Lease Frequency Annually	Zoning C-4	Subdivision Northlands Industrial Park
Building Type Shopping Centre,Warehouse	Year Built 1977	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7722107
Building Area (Sq. Ft.) 4096.00	Building Area (Sq. M.) 380.53	Lot Size (Sq. Ft.) 163785
Lot Size (Acres) 3.76	Inclusions None	Restrictions Landlord Approval
Reports Floor Plans		

Great location with terrific exposure to heavily travelled Gaetz/50 Avenue. This is a well maintained building. Unit with retail frontage. lots of customer parking with easy access from 77th Street and Gaetz/50 Avenue. Warehouse area is radiant tube heating, and the retail/sales area is heated by a gas furnace. Electrical consists of Phase 3 100-amp power. Base Rent is \$11.00 per sq. ft. per year with escalations assuming 5-year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.

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