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160, 6040 47 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
18709

MLS ID:
A2026971

\$12.50



 **MIKE WILLIAMSON**
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 Salomons Commercial
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 160, 6040 47 Avenue , Red Deer , Alberta T4N 1C2

Transaction Type For Lease	Days On Market 432	Year Built 2007
Lease Amount 12.50	Lease Frequency Annually	Zoning I-1
Subdivision Riverside Light Industrial Park	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0722954	Building Area (Sq. Ft.) 2341.00
Building Area (Sq. M.) 217.48	Inclusions N/A	Restrictions None Known

Reports

Call Lister

This space used to form part of a double-unit which has now been demised. Centrally located in Riverside Industrial Park. The footprint is 2,341sf plus there is an approx 750sf 2nd floor. ****NOTE - AT THE ASKING RATE THE 2ND FLOOR IS TO HAVE ALL DEVELOPMENTS REMOVED BY THE LANDLORD, IN ORDER TO BE COMPLIANT WITH THE SINGLE SET OF STAIRS IN THE WAREHOUSE. SHOULD A TENANT WANT TO USE THE 2ND FLOOR WITH THE EXISTING DEVELOPMENT, A NEW SET OF STAIRS IS TO BE INSTALLED BY THE LANDLORD IN THE FRONT AREA AS WELL AS NEW STAIRS TO THE REAR EXIT. IN THIS SITUATION THE NET LEASE RATE WILL BE \$13.50/SF.**** Improved area includes reception/showroom with tile floor, two offices, and washroom on the main. On the 2nd floor there are currently 3 offices (2 have windows) and 1 additional washroom however this may be removed as noted above. The warehouse area has 1 – 12' x 14' overhead door, florescent lighting, sump and radiant heat. Rear yard is fully paved, and includes an exclusive fenced compound. Estimated NNN = \$4.90/sf. *The Lease rates are based on the MAIN FLOOR ONLY, the 2nd Floor can be considered BONUS space*. Also available for sale.

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