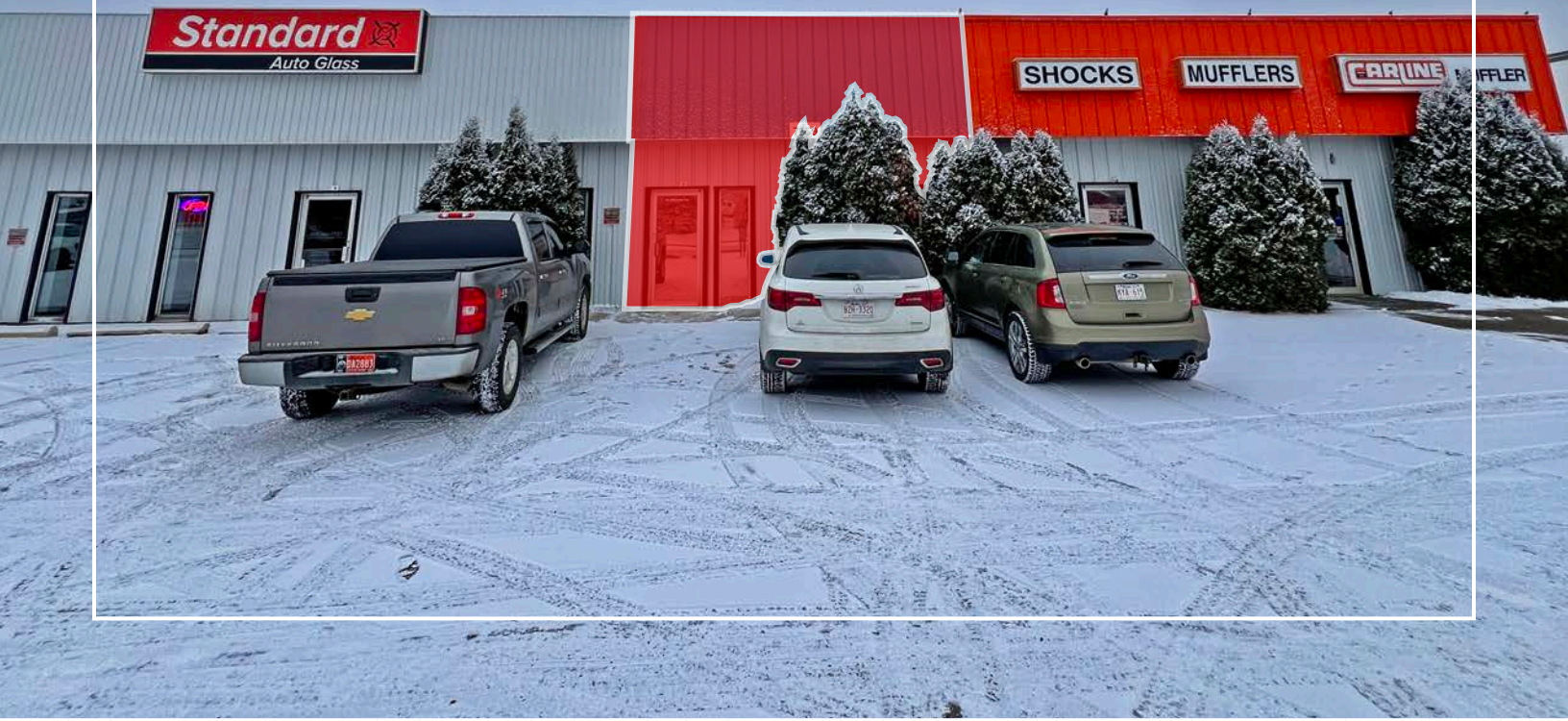


FOR LEASE

7859 50 AVENUE
RED DEER, AB





About the Property

This versatile 2,300 SF unit in Northlands Industrial Park is now available for lease, offering exceptional visibility along Gaetz Avenue, one of Red Deer's primary arterial roads.

The interior features a large reception/showroom area, a spacious boardroom or staff/training room with a private washroom and separate entrance, an office, an additional washroom, and a storage room with water hookups.

The shop area includes:

- > 14' x 12' overhead door
- > Forced air heating
- > Exhaust fan
- > Air compressor lines throughout
- > Water lines throughout

It also has a double delivery door and access to a small, shared paved common yard. Ample front parking is available for staff and clients. A fenced compound enhances security and offers additional functionality.

Zoned C4, this property is suited for business support services, motor vehicle sales, general contractor services, or professional offices.

LEGAL DESCRIPTION

Plan 7820107, Block 5, Lot 6

UNIT SIZE

2,300 SF

LOCATION

Gaetz Avenue

ZONING

C4 - Major Arterial Commercial

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$3.11 PSF

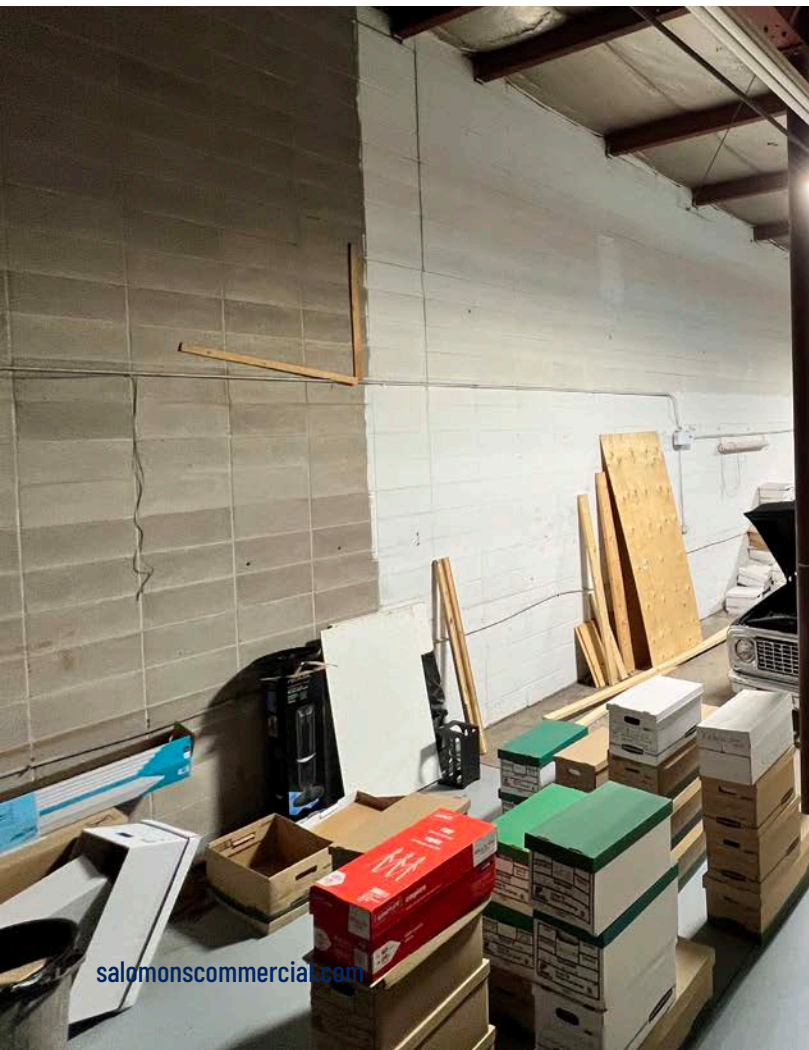
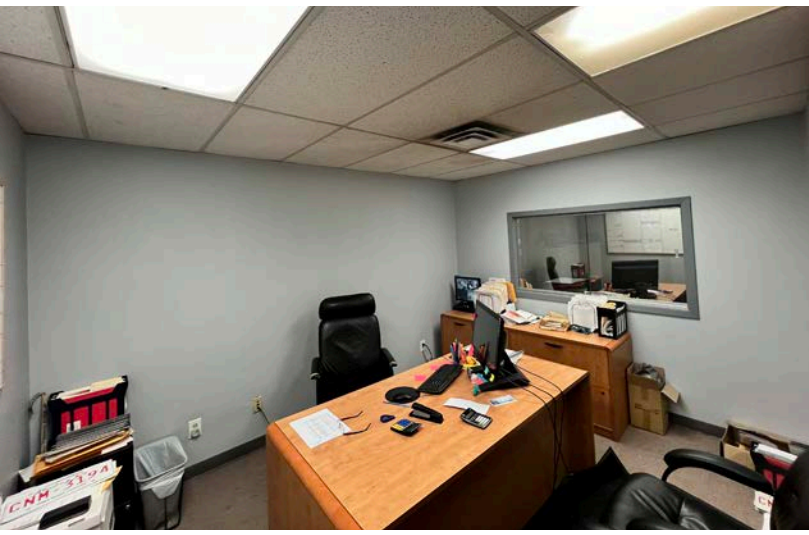
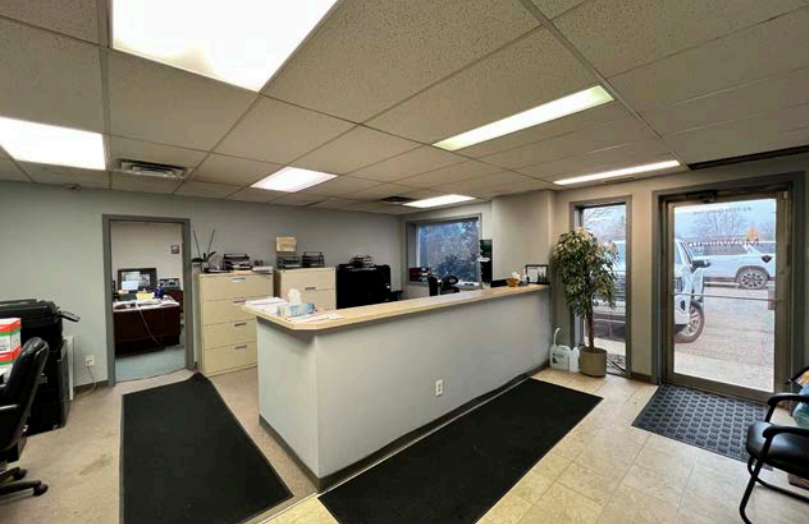
TOTAL MONTHLY RENT

\$2,896.08 + GST

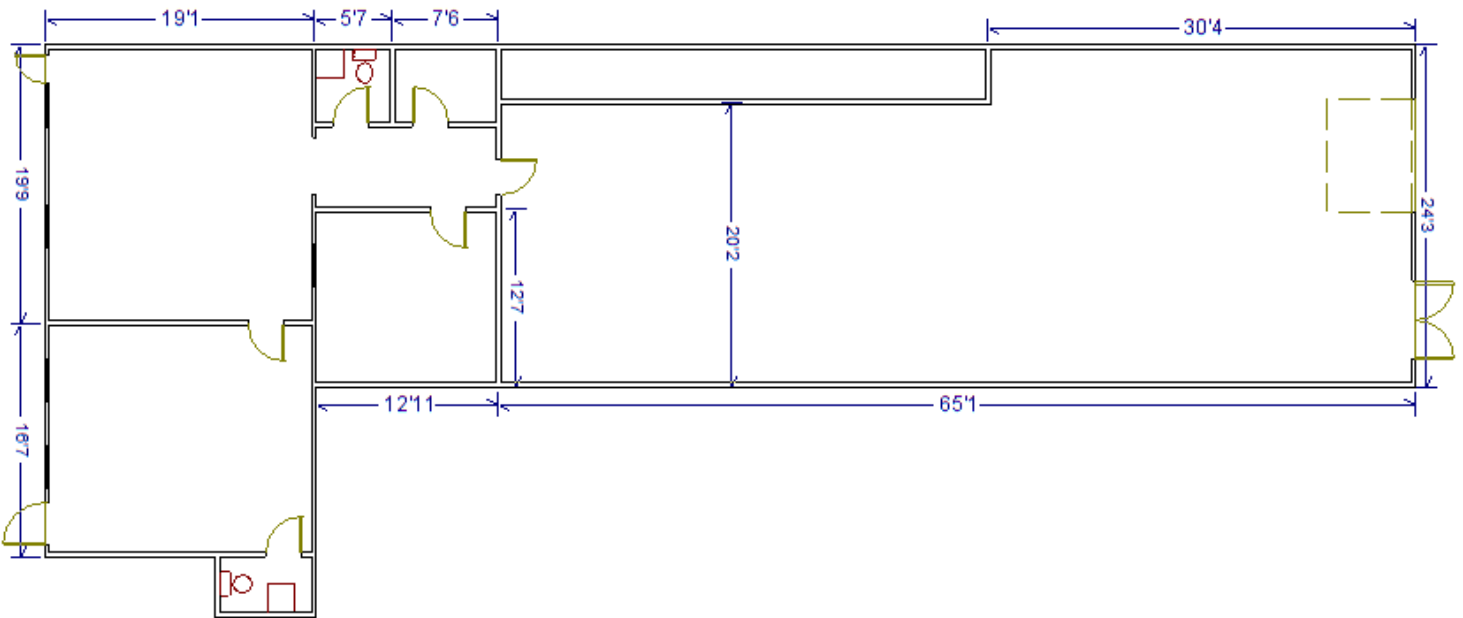
POSSESSION

Negotiable

7859 50 Avenue



Floor Plan





Central Alberta's Ambassador for Commercial Real Estate



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