

# FOR LEASE / FOR SALE

342 LAURA AVENUE, RED DEER COUNTY

Freestanding Industrial Building



**LOCATION:**

West Side  
Gasoline Alley



**SPACE SIZE:**

±11,620 SF (Building)  
2.87 Acres (Lot)



**ZONING:**

C2 -Highway  
Commercial



**SALE PRICE:**

\$4,200,000.00  
+Taxes & GST



**LEASE RATE**

\$18.00 PSF  
+NNN

**PRESENTED BY**

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# THE PROPERTY

342 LAURA AVENUE

## LARGE WELL MAINTAINED INDUSTRIAL BUILDING

11,620 SF free standing building located in Gasoline Alley and is available for sale and for lease. This building is situated on a fully fenced 2.87 acre lot and includes a separate 1,200 SF garage on site. This building includes:

- » **4,600 SF front showroom/ office space:**
  - Multiple offices
  - Reception area
  - Bright open showroom
  - 2x OH doors
- » **±7,000 SF attached shop space**
  - Reception area
  - Mezzanine
  - Seven (12' x 14') drive in bays
- » **Ample yard space**
- » **±1,200 SF Separate 3 bay Garage**
- » **Great location with pylon signage**
- » **Two access points**
- » **Fully paved / fenced perimeter**
- » **LED Lighting**
- » **300A; 120V power**
- » **18' ceiling height**

The property is listed for sale at \$4,200,000 and for lease at \$18.00 per SF. The estimated property tax for 2024 is \$68,000 and the operating cost is \$6.80 Per SF.





# PROPERTY DETAILS & PHOTOS

## PROPERTY DETAILS

<b>MUNICIPAL:</b>	342 Laura Ave, Red Deer County
<b>LEGAL LAND DESCRIPTION:</b>	Plan: 0520572 Block: 6, Lot: 14
<b>TOTAL AREA:</b>	Total Size of property Building = <b>11,620 Square Feet</b> Front Showroom = <b>±4,600</b> Shop Space = <b>±7,000</b> Separate Garage = <b>1,200 SF</b> Lot Size = <b>2.87 Acres</b>
<b>ZONING:</b>	I1 - Industrial Bus service District
<b>YEAR BUILT:</b>	2006
<b>PARKING:</b>	Fully paved lot

## FINANCIAL DETAILS

### FOR SALE

**SALE PRICE:** \$4,200,000.00

**TAXES:** \$68,000 for 2024

\*\* Tenant is responsible for GST

### FOR LEASE

**LEASE PRICE:** **\$18.00 PSF/** \$17,430 Monthly

**NNN COST:** **\$6.80 PSF/** \$6,584.67 Monthly

**TOTAL:** = **\$24,014.67 Monthly**

\*\* Tenant is responsible for GST



**PROPERTY TOUR** 

# PROPERTY FLOOR PLAN

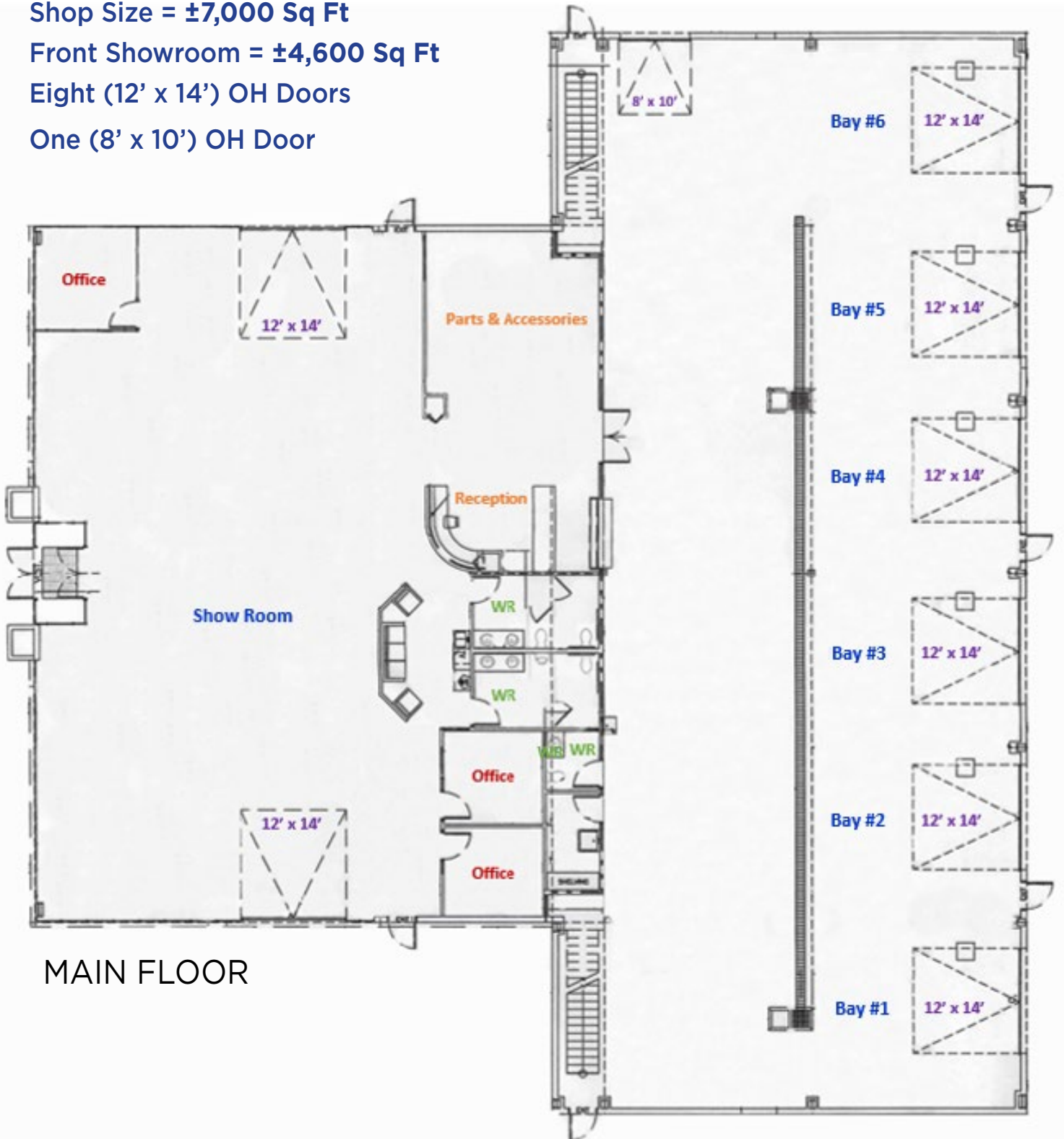
**Total Size = 11,620 Sq Ft**

**Shop Size = ±7,000 Sq Ft**

**Front Showroom = ±4,600 Sq Ft**

**Eight (12' x 14') OH Doors**

**One (8' x 10') OH Door**

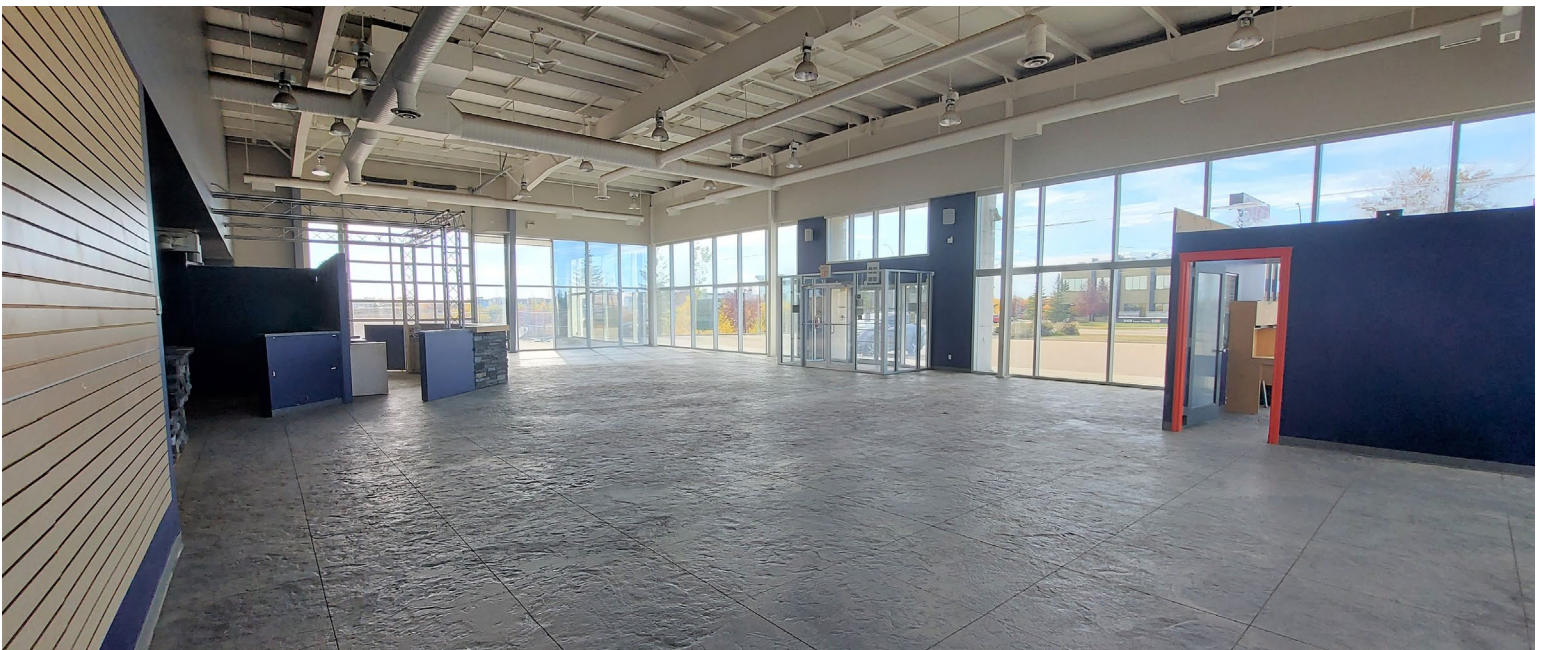
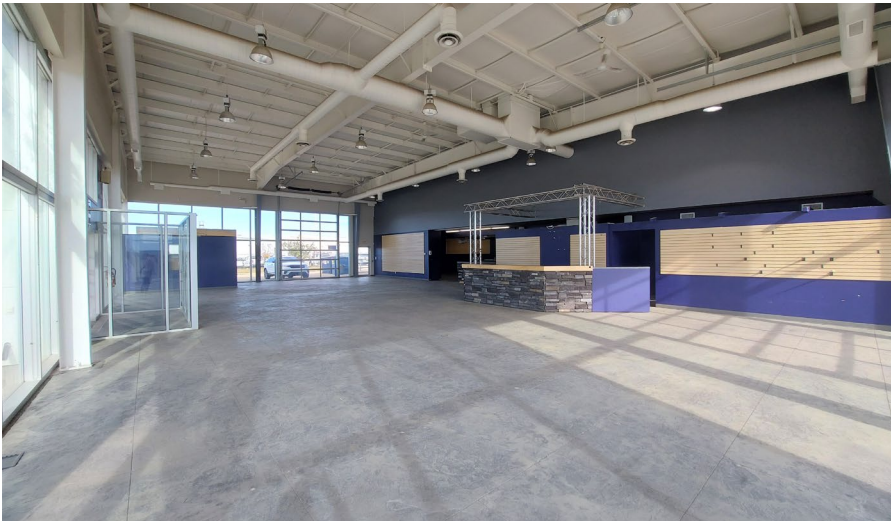


MAIN FLOOR



# PROPERTY FLOOR PLAN

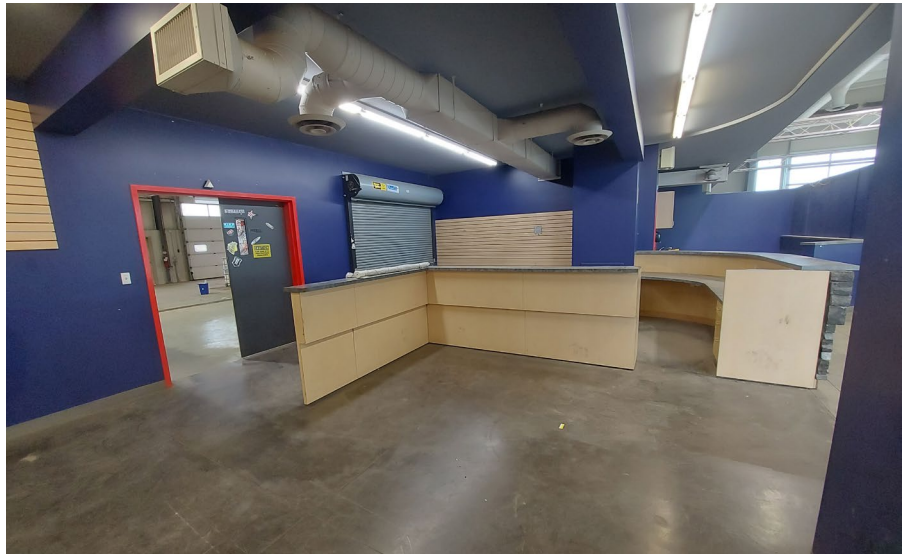
## Front Showroom





# PROPERTY PHOTOS

## Parts Area / Offices





# PROPERTY PHOTOS

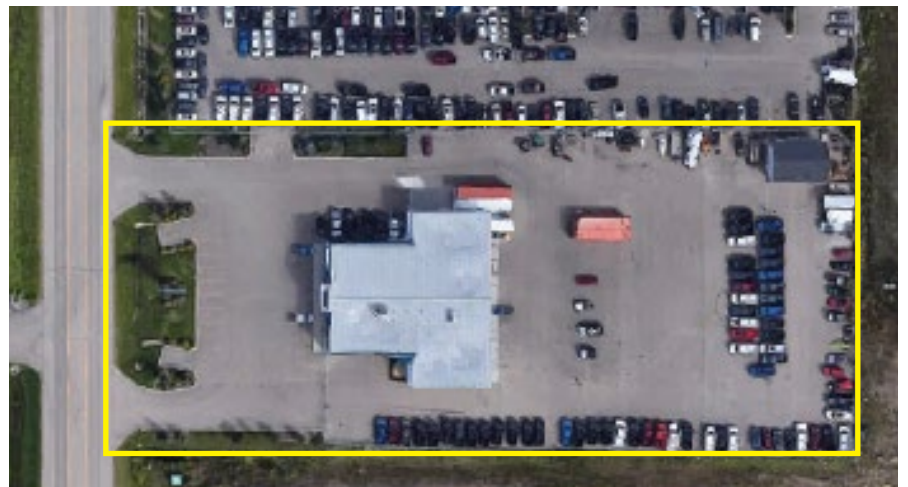
## Shop Area / Mezzanine





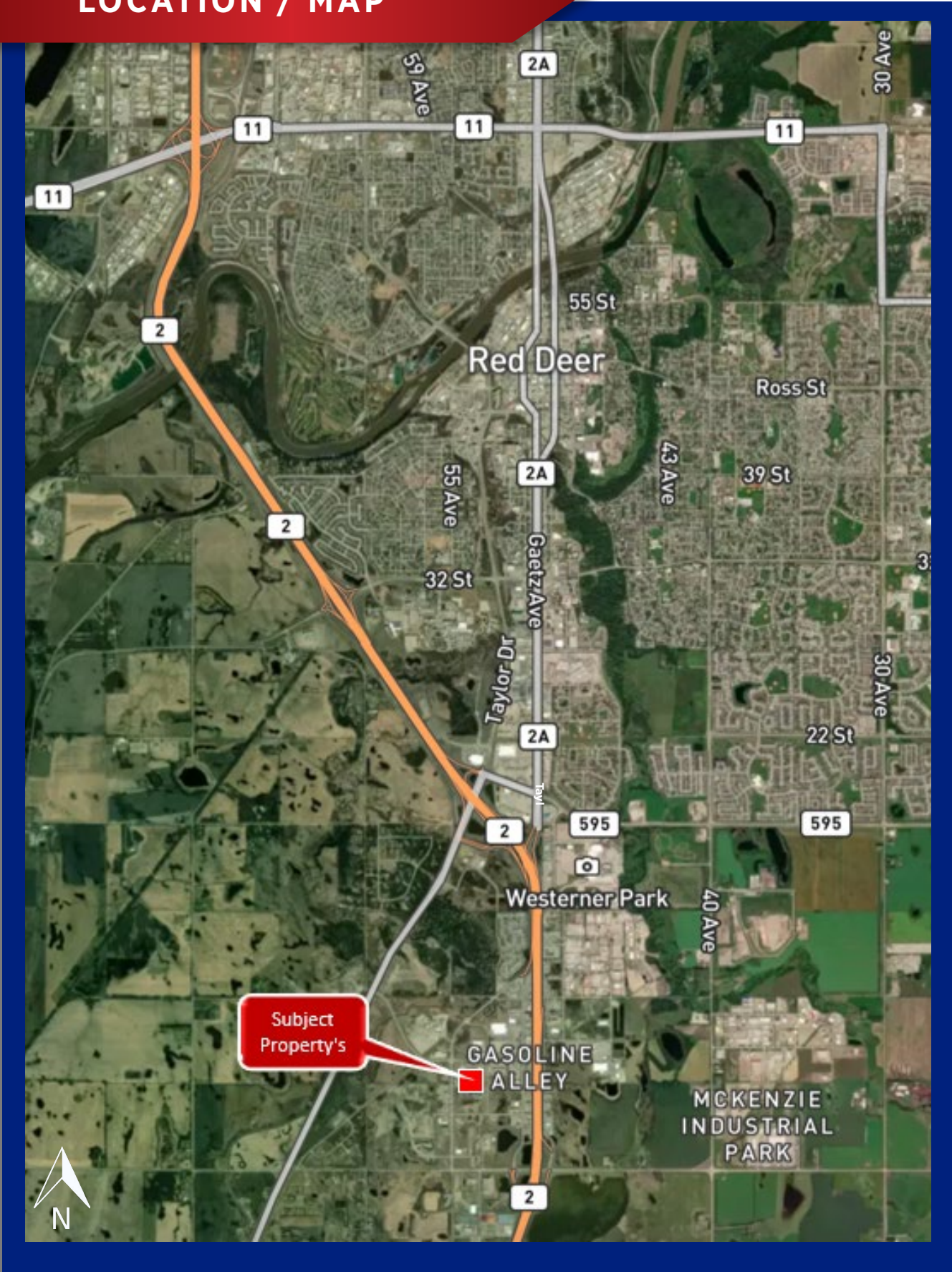
# PROPERTY PHOTOS

Yard / Back lot / Garage





# LOCATION / MAP



403.986.7777

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COMMERCIAL  
PROPERTIES

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