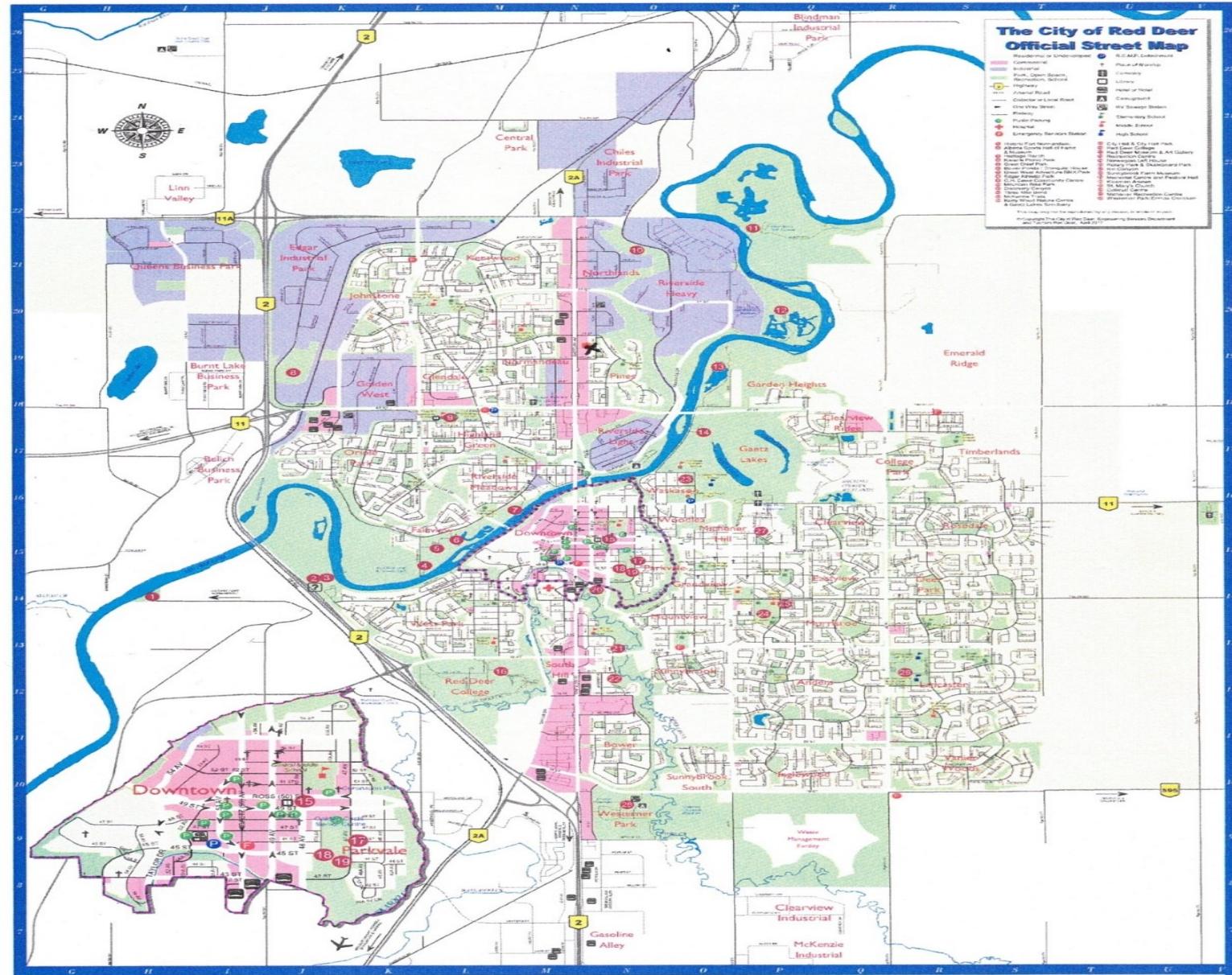


For Sale Investment Property
Bays 4 & 5 - 7419 – 50 Avenue
Red Deer, Alberta

Fully leased 9216 Sq. Ft
Robert Le Bosquain – CIR Realty
403-714-3256



Why investing here...

It is a solid investment because of its great exposure - property which has been well maintained and in a great location. It is facing Gaetz Avenue. This is a semi retail space occupied by an auto body and mechanical shop with a good and established tenant having 4 years remaining on the lease. This property is currently showing a 4.6% yearly return. There are 4 assigned front car stalls and 2, 10'X14' driving doors at rear with an additional 2 men doors. Additional rear parking is available. The electrical capacity is 200 amps three phases 600 volts, ceiling heights 22'. Asking \$1,650,000

5. TRIPLE NET RENT

3. **PAID IN ADVANCE:**
The Tenant covenants to pay the Landlord annual "Base Rent", Property Tax, Condo Fees, Management Fee, and all Operating Costs in equal monthly installments in advance, as follows, plus GST:

Annual Base Rent Per Square Foot Of Rentable Area	Total Annual Base Rent (approximate)	Monthly Installments of Base Rent (approximate)
Years 1.....	\$7.75.....	\$5,952.00.....
Years 2.....	\$8.00.....	\$6,144.00.....
Years 3.....	\$8.25.....	\$6,336.00.....
Years 4.....	\$8.50.....	\$6,528.00.....
Years 5.....	\$8.75.....	\$6,720.00.....

Building and Premises

