

FOR LEASE

145, 17 QUEENSGATE CRESCENT
RED DEER, AB



About the Property

This condo unit is in pristine condition and available for lease in the Queens Business Park, Red Deer's newest industrial park.

Features include a reception area and private office on the main floor, with a lunchroom (with sink) plus a small storage area on the 2nd floor. Two washrooms in total, one on each floor. There is an additional sink in the warehouse.

Newer flooring in the offices and the shop floor has been freshly painted.

The site is fully paved, and as an added bonus there is an exclusive fenced compound included with a lease.

This is a sought after location, ready for immediate possession.

City of Red Deer zoning is Industrial Business Service Zone: I-1.

LEGAL DESCRIPTION

Condo Plan 1423003, Unit 10

UNIT SIZE

1,882 SF

LOCATION

Queens Business Park

ZONING

Industrial Business Service Zone: I-1

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$ 4.84 PSF

TOTAL MONTHLY RENT

\$ 2,641.07 + GST

POSSESSION

Immediate

Unit 13

UNIT SIZE
1,882 SF

LEASE RATE
\$12.00 PSF

ADDITIONAL RENT
\$4.84 PSF

MONTHLY RENT
\$ 2,641.07 + GST

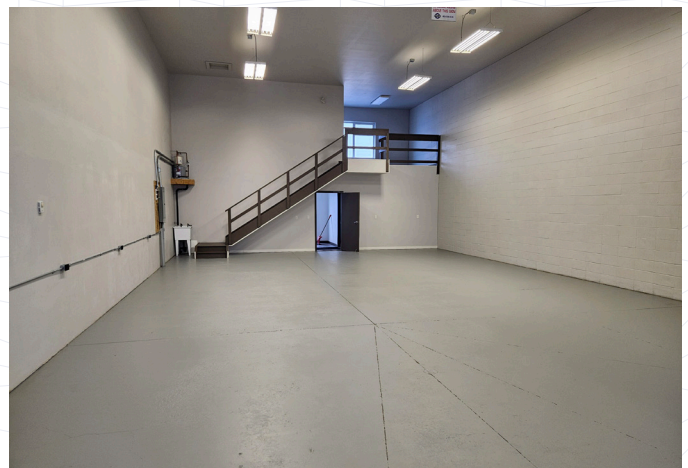
LOADING
(1) 12' x 14' Overhead Powered Door

HEATING
Radiant Heating in Shop
Electric in Offices

CEILING HEIGHT
18' approx.

LIGHTING
Florescent

YARD
Common Paved Yard
Exclusive Fenced Compound



Floor Plan

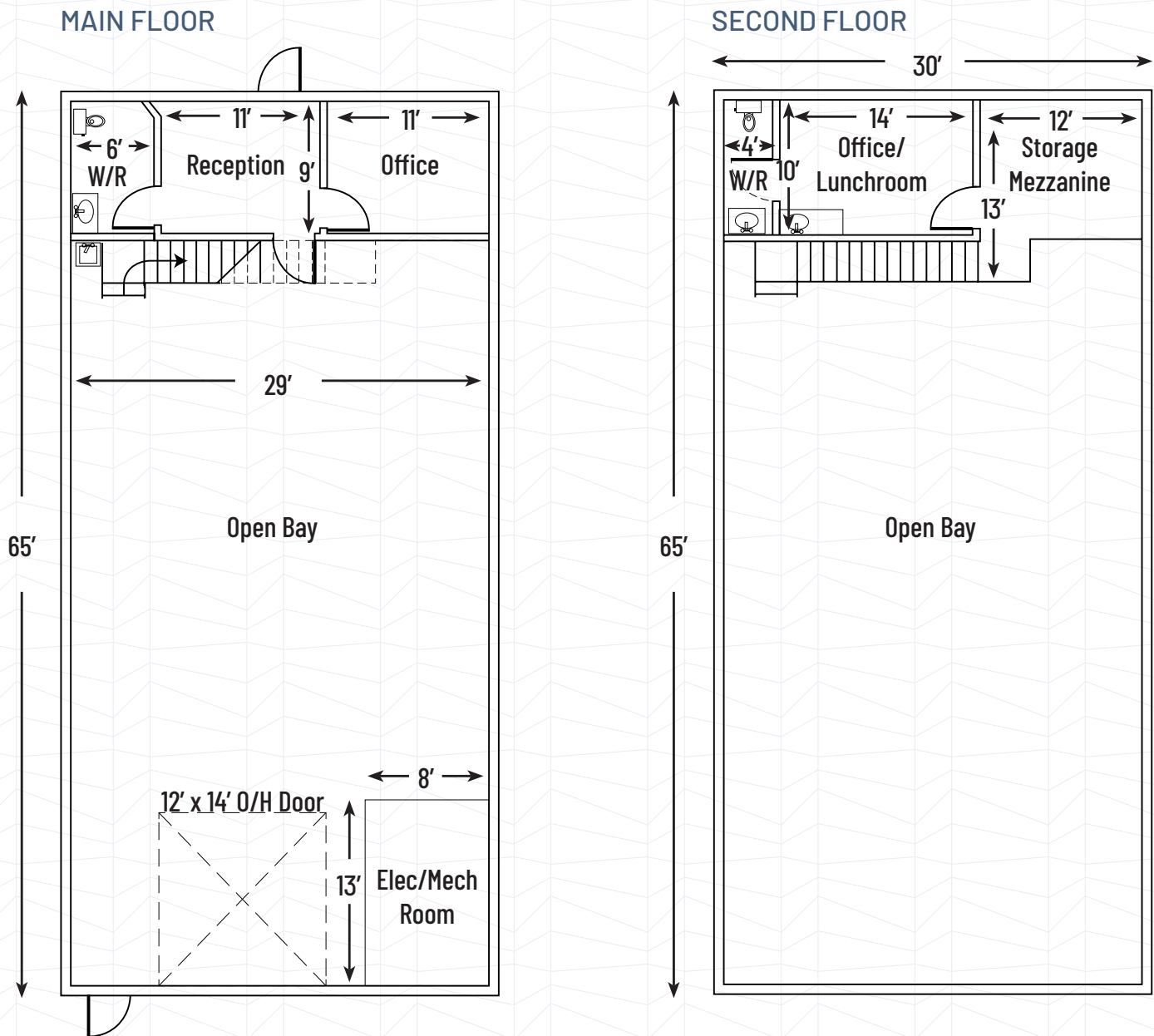


Diagram may not be accurate



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