



FOR LEASE

6075-6005 67A STREET, RED DEER



LOCATION

67th Street



LEGAL DESCRIPTION

Plan 9322126, Block A, Lot 10A



LEASE RATE

Base Rent: \$22.00 - \$25.00 PSF
NNN: \$9.00 PSF*



MONTHLY RENT

\$4,120 - 4,222 + GST



ZONING

C4 - Commercial (Major Arterial) District

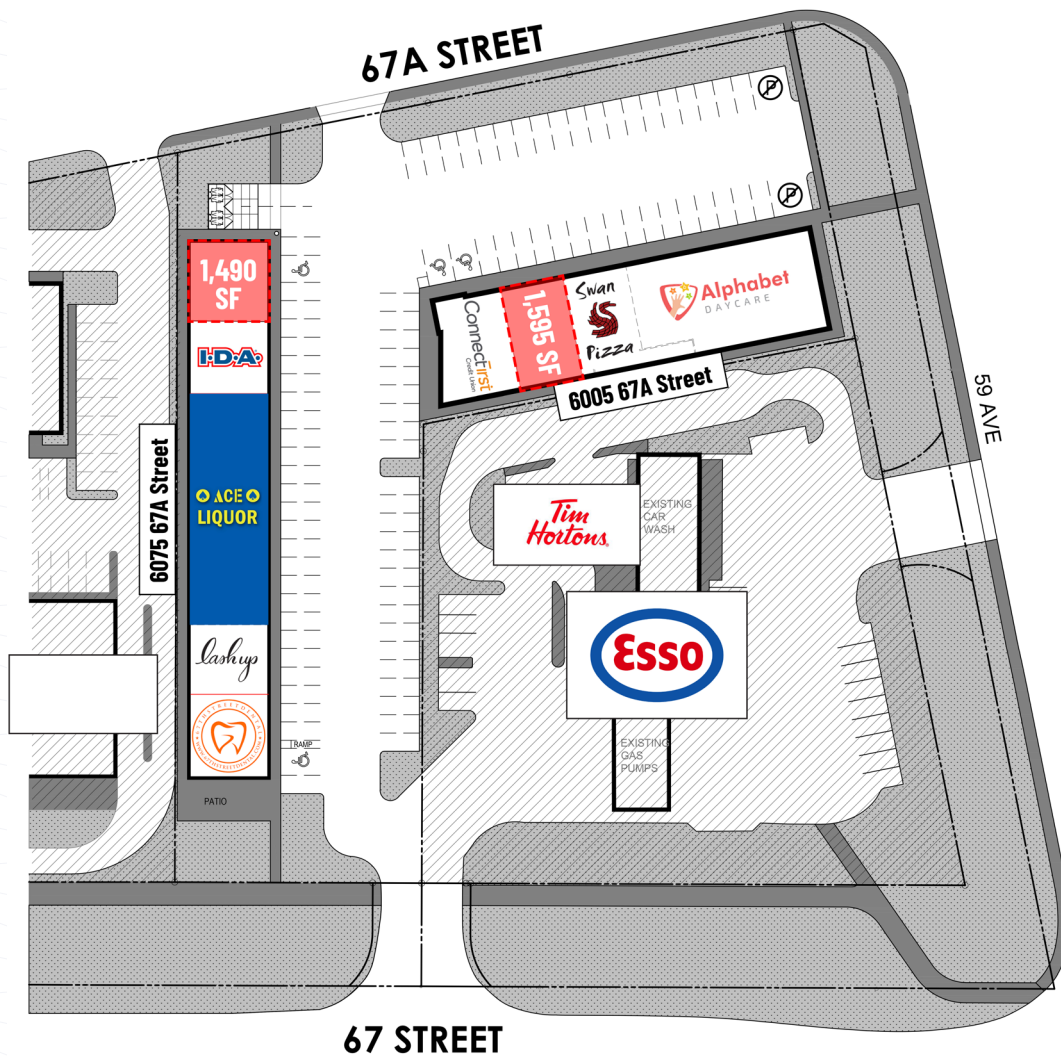


UNIT SIZES

1,490 SF - 1,595 SF

PROPERTY DETAILS

Two class "A" retail CRU buildings available for immediate fixturing in the Plaza 67 Shopping Centre. Up to 1,595 SF remaining with option for an in-line or end cap unit. High traffic location, situated on 67th street and within minutes from Taylor Drive, both major arterial roads. **Units are separately metered for power, gas and water.* Businesses in the surrounding area include: Tim Horton's, Esso, Canada Post, BMO, Wok Box and Humpty's.



BUILDING 'A' - 6075 67A STREET

Unit Number	Size (SF)	Lease Rate (PSF)	CAM & Taxes (PSF)	Monthly Rent	Possession
110	1,490	\$25.00	\$9.00	\$4,222 + GST	Immediate
120	1,490	LEASED	-	-	-
130	1,490	LEASED	-	-	-
140	1,278	LEASED	-	-	-
150	1,490	LEASED	-	-	-
160	1,200	LEASED	-	-	-
170	1,790	LEASED	-	-	-

BUILDING 'B' - 6005 67A STREET

Unit Number	Size (SF)	Lease Rate (PSF)	CAM & Taxes (PSF)	Monthly Rent	Possession
110	1,927	LEASED	-	-	-
120	1,595	\$22.00	\$9.00	\$4,120 + GST	Immediate
130	1,382	LEASED	-	-	-
140	1,595	LEASED	-	-	-
150	1,595	LEASED	-	-	-
160	1,595	LEASED	-	-	-



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