

NORTHLANDS INDUSTRIAL
FOR LEASE

BAY 7, 7880 48 AVENUE, RED DEER



LOCATION:

Northlands
Industrial Park



SIZE:

±7,215 Square Feet



ZONING:

I1 - Industrial
Business Services



PRICE:

\$10.00 Per Sq Ft

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

BAY 7, 7880 48 AVENUE, RED DEER

NORTHLANDS INDUSTRIAL PARK

FOR LEASE - 7,215 Square Foot unit located in Northlands Industrial Park, with office space over two floors and a large shop separated into two areas.

- » Reception Area & Waiting Room
- » Six Private Offices
- » Staff Lunchroom
- » Multiple Storage Rooms
- » Four Washrooms
- » Two Shop Areas (2,119 SF & 3,346 SF)
- » (5) Overhead Doors with 2 that create a drive-thru bay
- » Yard space negotiable
- » Paved parking directly in front

The base price for this property is \$10.00 per SF for the first year of a long term lease to a qualified Tenant. Additional Rent is estimated at \$3.75 per SF for the 2025 budget year.



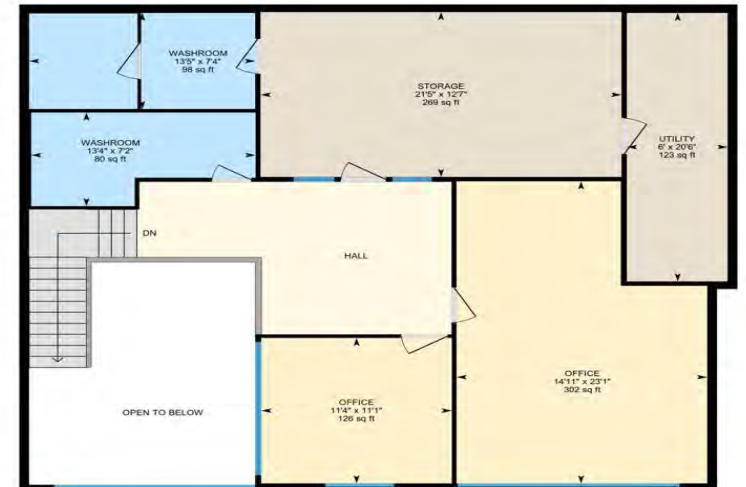
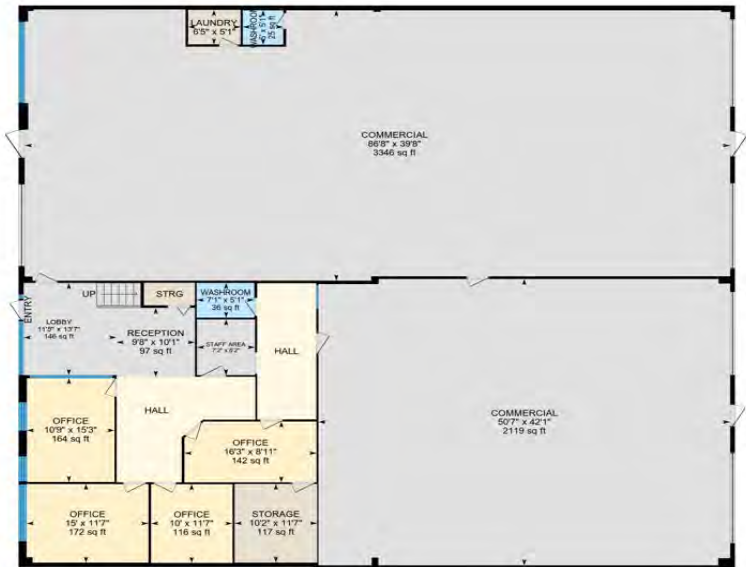
PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

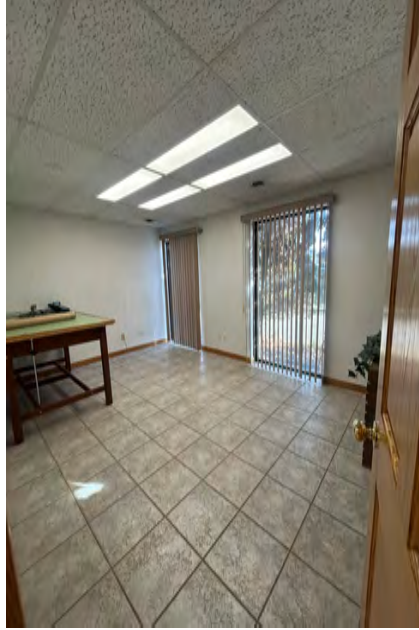
MUNICIPAL:	Bay 7, 7880 48 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 7921794 Block 7 Lot 8
TOTAL SIZE:	7,215 SF
ZONING:	I1 - Industrial Business Services
YEAR BUILT:	2004
PARKING:	Available - to be negotiated.
YARD:	Available - to be negotiated.
LEASE PRICE:	\$10.00 Per SF/ \$6,012.50 Monthly
NNN COST:	\$3.75 Per SF/ \$2,254.69 Monthly
TOTAL COST:	\$8,267.19 Monthly

*Tenant is responsible utilities

** Tenant is responsible for GST



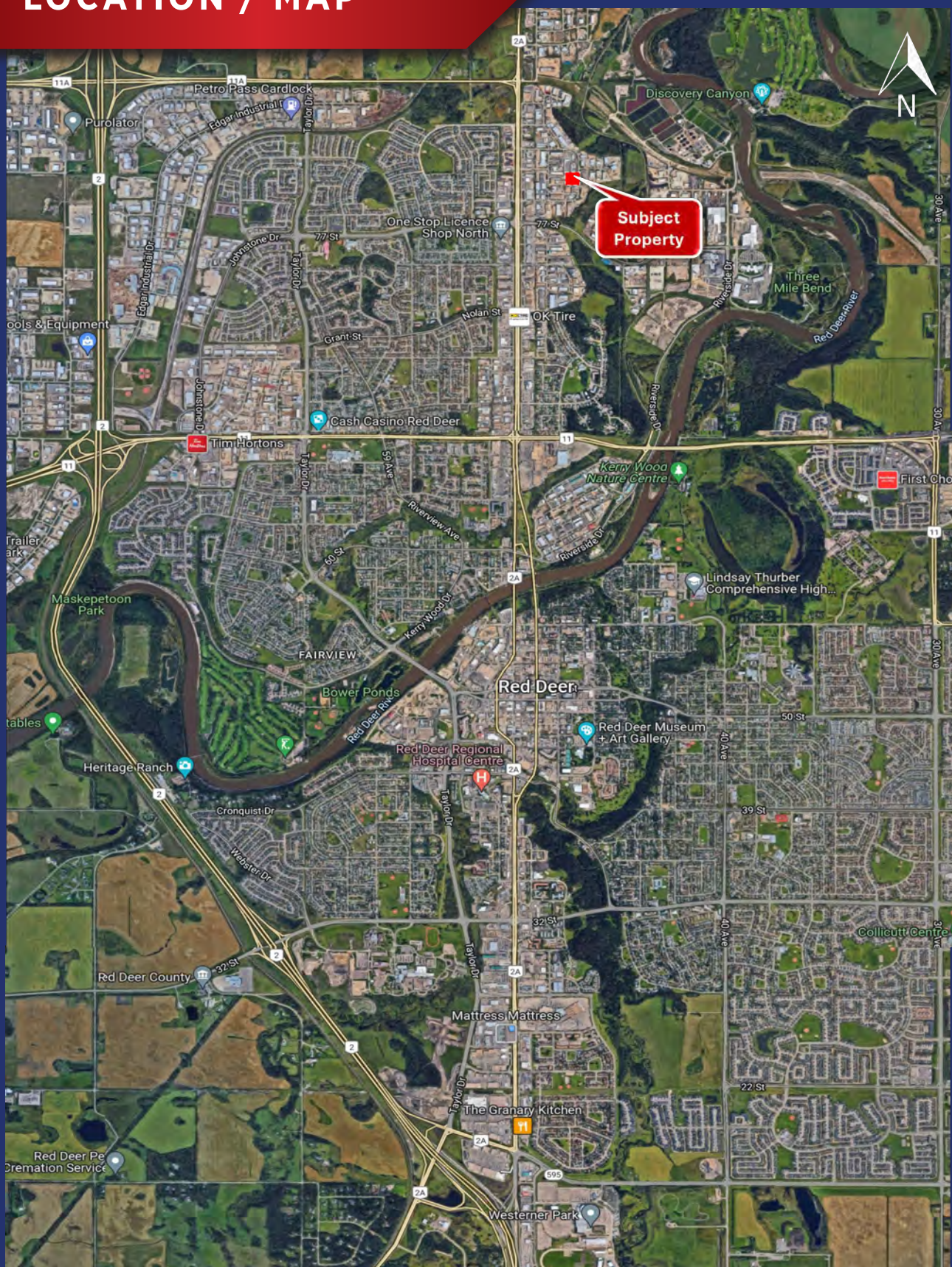
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

WWW.REDDDEERCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

REMAX
COMMERCIAL
PROPERTIES

CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com