

FOR LEASE

460, 7700 76 STREET CLOSE
RED DEER, AB



SALOMONS
COMMERCIAL

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About the Property

This 2,955 sq. ft. industrial unit along Johnstone Drive offers strong visibility and accessibility for businesses requiring exposure and functionality. The unit has recently been repainted, creating a brighter, more vibrant interior throughout. The main floor spans 1,955 sq. ft., featuring a spacious reception area, two offices, air-conditioned workspace, and a washroom. The second floor includes approximately 1,000 sq. ft., with two additional offices, a storage mezzanine, and a second washroom.

The warehouse area is equipped with high ceilings, an overhead door, radiant heat, and a sump pit—suited for a range of industrial or service-related uses. Paved parking is available at both the front and rear of the property, with a dedicated rear loading area for efficient operations.

Positioned with direct access to Highway 11, QEII, and Highway 11A, this location offers streamlined distribution throughout Central Alberta. A functional and refreshed space ready for immediate use.

LEGAL DESCRIPTION

Condo Plan 0525463, Block CDE, Lot 4

UNIT SIZE

1,955 SF

LOCATION

Johnstone Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATE

\$10.00 PSF

ADDITIONAL RENT

\$4.85 PSF

MONTHLY RENT

\$2,419.31 + GST

POSSESSION

Immediately

Unit 460

UNIT SIZE

Main Floor: 1,955 SF

Mezzanine: 1,000 SF

Total: 2,955 SF *(lease rate is based on the main floor only)*

LOADING

(1) 14' x 14' Drive-In Bay

HVAC

Radiant Heat

LIGHTING

Fluorescent

YEAR BUILT

2006

DRAINAGE

Double Compartment Sump

YARD

Paved parking and rear loading area

FEATURES

- › Air conditioned office area
- › Large Reception
- › (4) Offices
- › Storage Mezzanine
- › Shower in main floor washroom



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