

FOR LEASE

5580 45 STREET, BAY #C6

Prime Capstone Location



LOCATION:

5580 45 Street
Red Deer



SITE AREA:

±1,335
Square Feet



ZONING:

CAP-C
Commercial



PRICE:

\$10.00 Per SF
\$8.00 PSF NNN

PRESENTED BY

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THE PROPERTY

5580 45 STREET, UNIT C6

FOR LEASE - 1,335 SF sought after location in the C building of Cronquist Business Park available for lease. This space includes:

- » Easy access from Taylor drive.
- » Located in the developing Capstone area.
- » Front reception area, two front offices, one with an OH door , a large additional room, a staff lunchroom, two washrooms. and additional work stations and storage space
- » Neighbouring tenants include: Red Stag Barbershop, Cry Baby Hair Haus, and the Troubled Monk Brewery
- » Ample parking for staff and clients

Annual basic rent is \$10.00 Per SF and additional rent is \$8.00 Per SF.



PROPERTY DETAILS

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MUNICIPAL:	5580 45 Street, Unit C6, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 0024901, Unit: 6
TOTAL SIZE:	SF of Building \pm 1,335 SF
ZONING:	RL-C - Commercial
YEAR BUILT:	1978
PARKING:	Paved parking lot/ street parking
LEASE PRICE:	\$10.00 PSF/ \$1,112.50 Monthly
NNN COST:	\$8.00 PSF/ \$890 Monthly
TOTAL COST:	= \$2,002.50 Monthly

*Tenant is responsible utilities
** Tenant is responsible for GST



PROPERTY PHOTOS AND FLOOR PLAN

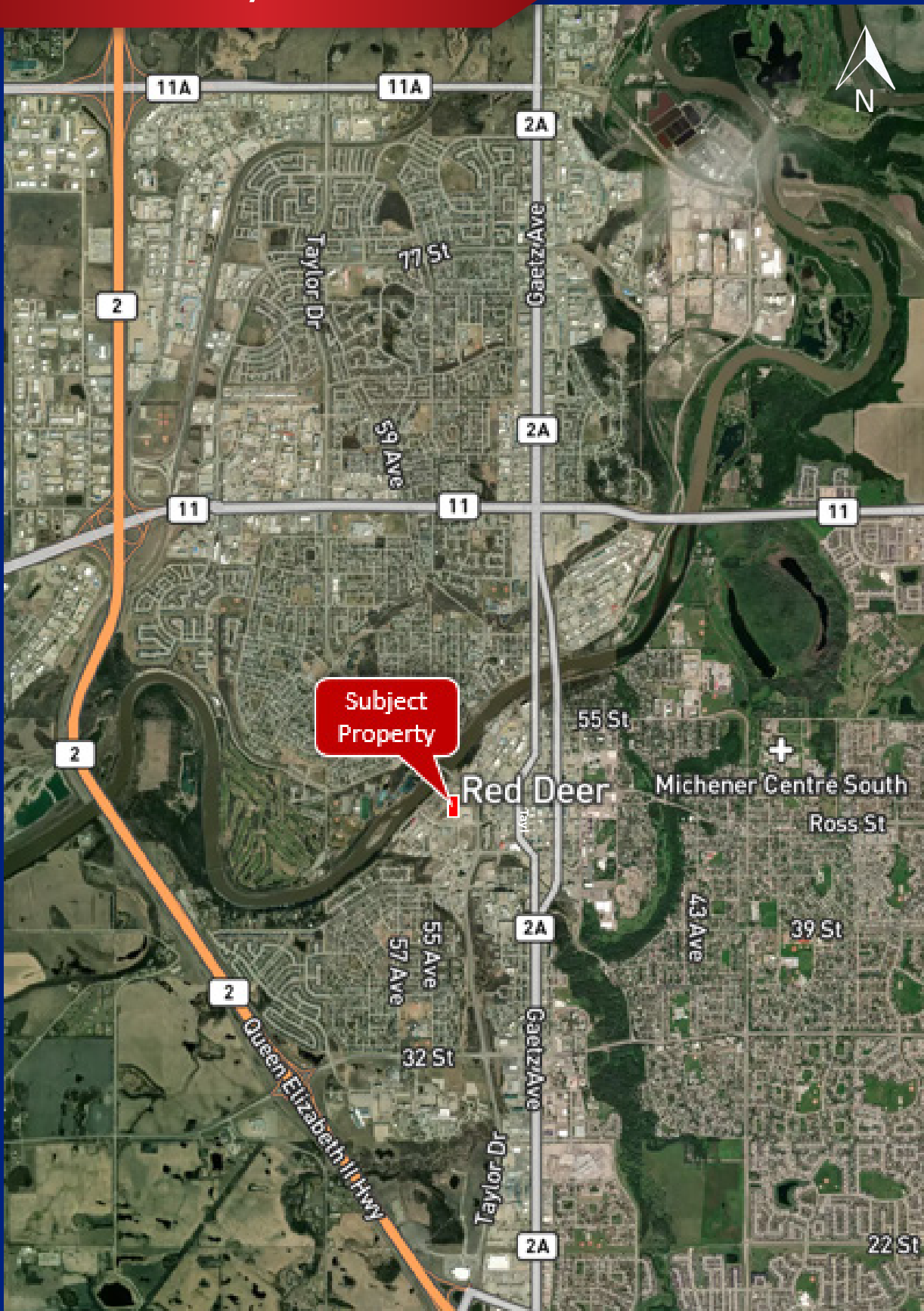
2nd Floor



Front Entrance



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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