

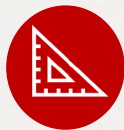
FOR LEASE

1720 - 1738 49 AVE, RED DEER



LOCATION:

1720 to 1728 49
Avenue, Red Deer



SITE AREA:

11,100 Square Feet
2.16 Acres



ZONING:

C4 - Commercial
(Major Arterial) District



PRICE:

\$10.00 Per SF
+ \$5.94 NNN

PRESENTED BY

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THE PROPERTY

1720 - 1738 49 AVENUE

FOR LEASE - 11,100 SF industrial building situated on a 2.16 acre lot. Located just west of the Westerner Park right along Highway 2. This building has minimal office space and 2 drive thru bays. details of this property include:

- » **Zoning = C4 Commercial District**
- » **Great location west of the Westerner**
- » **Fenced paved yard**
- » **Paved front parking**
- » **Office space includes:**
 - Reception area
 - 1x upstairs Washroom
 - Second floor lunchroom
- » **Direct exposure to QE II Highway**

SHOP HIGHLIGHTS:

- » **Two separate drive thru bays**
- » **Several storage areas**
- » **Radiant heat**
- » **LED lighting**
- » **4x overhead doors**
 - 2x (14'x 10')
 - 2x (14'x 12')
- » **2x shop washrooms**

This property is available for lease at \$10.00 Per SF with operating cost being \$5.94 per Square feet for the 2024 year.



PROPERTY AMENITIES / DETAILS

PROPERTY DETAILS

MUNICIPAL:	1720 to 1738 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 9620213, Block: 2 Lot: 15
TOTAL SIZE:	SF of Building ± 11,100 SF
ZONING:	C4 - Commercial District
YEAR BUILT:	
PARKING:	Paved parking lot

FOR LEASE

LEASE PRICE:	\$10.00 PSF / \$9,250 Monthly
NNN COST:	\$5.94 PSF / \$5,494.50 Monthly
TOTAL:	= \$14,744.50

** Tenant is responsible for GST

PROPERTY TOUR



PHOTOS / FLOOR PLAN

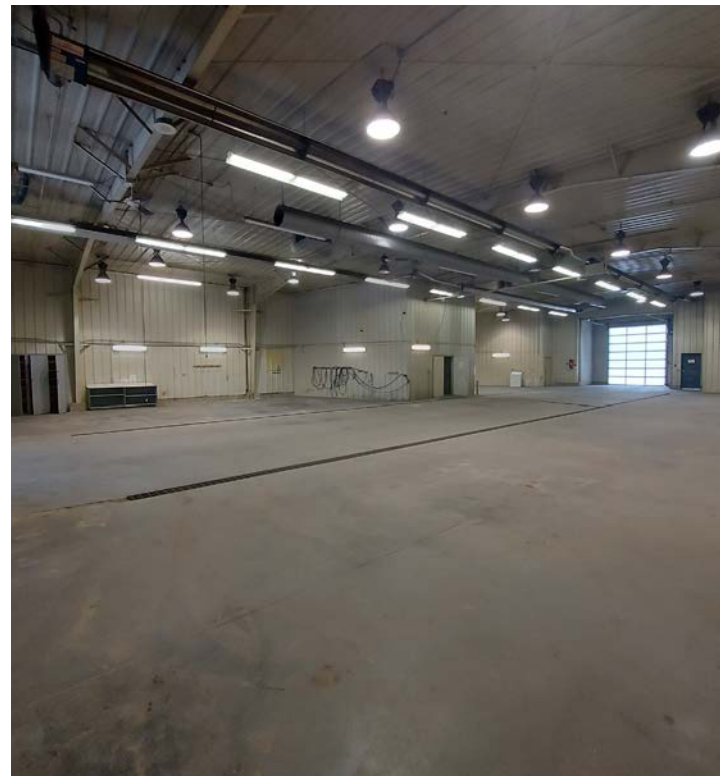
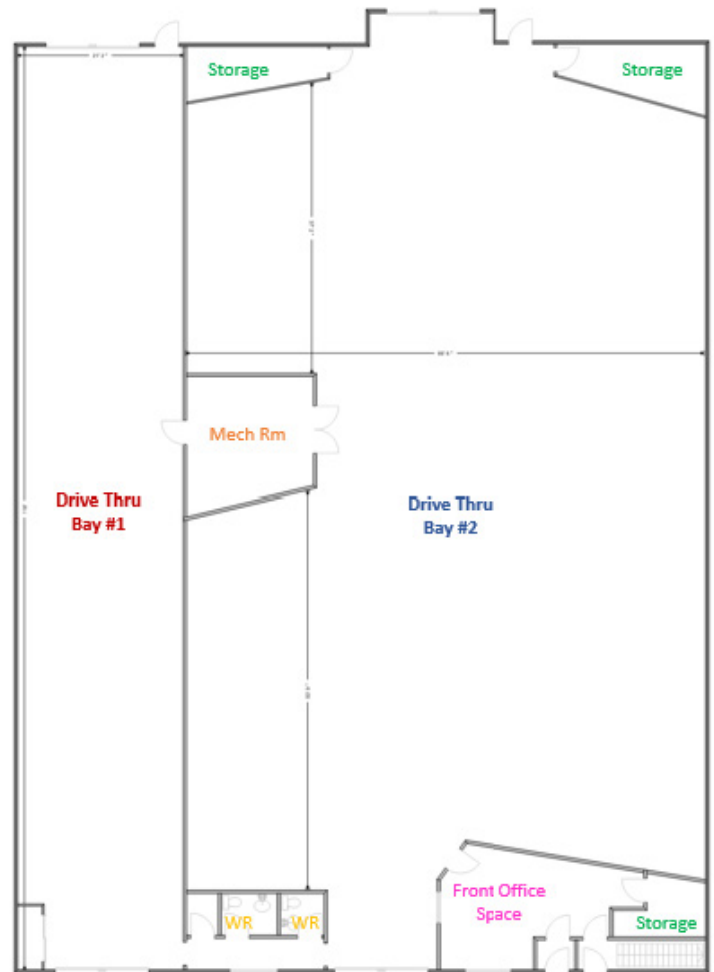
1720 - 1738 49 Avenue

Office space

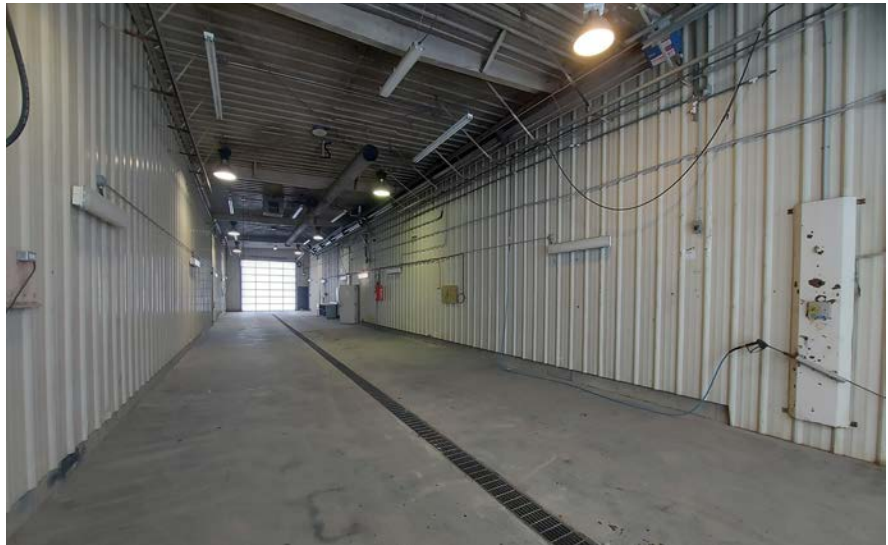
- » Front entrance / reception
- » one upstairs washroom
- » Second floor lunchroom

Shop space

- » One drive thru wash bay with 2x OH doors (14'x10')
- » Second drive thru shop with 2x OH doors (14'x12')
- » Large mech room with storage
- » Additional storage space
- » 2x Washrooms



ADDITIONAL PHOTOS



LOCATION / MAP



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RE/MAX
COMMERCIAL
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