Advantage

FOR SALE





Commercial Highway 2A Exposure

4000 LANDRY AVE, RED DEER COUNTY, AB OFFERED AT \$2,350,000 6.1% NET CAP

WES GIESBRECHT | 403.350.5674 | WWW.ADVANTAGECOMMERCIAL.CA



CENTURY 21-ADVANTAGE COMMERCIAL SUITE 905, 4747-67TH STREET RED DEER, ALBERTA T4N-6H3

Advantage







MUNICIPAL ADDRESS

#4000-LANDRY AVE, RED DEER COUNTY, AB, T4S 2M4

LEGAL DESCRIPTION Lot 1; Block 1;

Plan 7822180

SHOP SIZE: 21,600 SQ FT

SITE AREA: 4.09 ACRES

AVAILABILITY: NEGOTIABLE

ZONING: Medium

Industrial (MI)

BAY SIZES (7): 2,400 - 4,800 sq ft

TOTAL COST BREAKDOWN

SALE PRICE: \$2,350,000 **GROSS INCOME**: \$241,928.00 **NET INCOME**: \$153,965/ year

TAXES: \$28,523.00 / 2024

TOTAL OP COSTS; \$87,963

(2024)

NET CAP RATE: 6.5%

Advantage

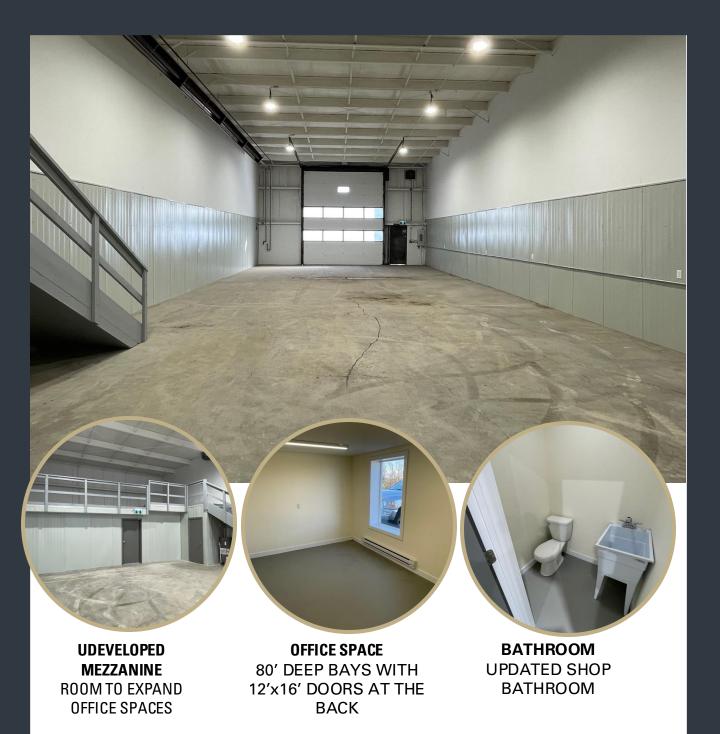


OFFICES
MOST OFFICES ARE
NEWLY RENO'D

BAY DOORS 80' DEEP BAYS WITH 12'x16' DOORS AT THE BACK

PARKING
SHARED YARD,
NEWLY REPACKED
AND GRAVELED
SECURED COMPOUND
AVAILABLE

Advantage



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Advantage



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Advantage

2024 RENT ROLL

BAY	AREA	Base Rent	OPERATING EXPENSES	LEASE EXPIRY
1-2	4,800 SQ FT (MTC Contracting)	\$26,400 (increasing to \$31,200 May 2025)	\$19,536	2026-04-30
3	2,400 SQ FT (RTC Rail Service)	\$18,000 (increasing to \$21,600 April 2025)	\$9,768	2025-03-31
4-5	4,800 SQ FT (Boss)	\$25,200	\$19,536	2025-08-31
6	2,400 (Horizon)	\$34,124	\$9,768	2026-11-30
7	2,400 (Canadian Pressure)	\$34,800 (including \$3600- compound)	\$9,768	2025-07-31
8	2,400 Sq Ft (Zone Garage)	\$32,400	\$9,768	2027-01-31 Yr1-\$8, Yr2- 9\$, Y3-\$10
9	2,400 Sq Ft (JP Construction)	\$32,400	\$9,768	2025-01-31
TOTALS	21,600	\$149,328 or \$8.25/PSF (AVR)	\$4.07/PSF (\$87,963)	

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