

CENTURY 21[®]

Advantage

FOR SALE

7-BAY INVESTMENT PROPERTY



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

The information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

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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 - 4,800sq 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;
(2024)** \$87,963

NET CAP RATE: 6.5%

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OFFICES

**MOST OFFICES ARE
NEWLY RENO'D**

BAY DOORS

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

PARKING

**SHARED YARD,
NEWLY REPAKED
AND GRAVELED
SECURED COMPOUND
AVAILABLE**

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**UNDEVELOPED
MEZZANINE
ROOM TO EXPAND
OFFICE SPACES**



**OFFICE SPACE
80' DEEP BAYS WITH
12'x16' DOORS AT THE
BACK**



**BATHROOM
UPDATED SHOP
BATHROOM**

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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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