



**GRASSROOTS**  
REALTY GROUP

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15, 7611 49 Avenue  
Red Deer, Alberta

MLS # A2218400



**\$9 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,350 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.66 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

A multi-tenant building in the Northland Industrial area. Unit located in the highly visible Truck Town building at the east end of 76 Street. Parking at the side of the building is paved with 1 drive through bay with 2 loading doors at grade level. Unit consists of an office area (approx. 12' x 14'), 2 washrooms and the rest warehouse/open space suitable for storage, small shop or truck parking. Two man-door's and 2 overhead door. Current NNN is \$4.75 per sq. ft. per annum.