



**4830 78
Red Deer, Alberta**

MLS # A2243775



\$1,815 per month

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,715 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Part of a multi-tenant building in Northlands Industrial park. Main floor front area has large storage area with windows and a washroom. Currently the mezzanine in the shop is wide open but can be framed in for 2 rooms. The shop has a separate washroom, infrared heating, fluorescent lighting, sump and 12'x14' overhead door with Lexan panels. The shop has an approximate 19' ceiling height. with a shared graveled rear yard. Estimated NNN is \$3.40/sq.ft. The landlord is willing to negotiate 3 months free basic rent on an accepted 3-5 year lease!!!