



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1, 4980 76 Street
Red Deer, Alberta

MLS # A2261718



\$10 per sq.ft.

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,816 sq.ft.

Zoning: I-1

Heating: Electric, Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

End bay unit, developed with one office, reception/display area, balance of space is open warehouse. South facing office area fronting 76 Street ; yard area accessed off 49th Ave and is paved. Office has T-bar ceiling 2 x 4 recessed lights, VC Tile Flooring. office furnace (on mezzanine); office is air conditioned. Two washrooms located in warehouse area. Warehouse/ shop area has two overhead forced air heaters, floor drain, 12 x 14 overhead door, upgrades include new LED lighting and paint This unit is part of a six unit building. Other Tenancy in the building are automotive mechanic, windshield/ glass replacement. Rate shown is for year one of a multi year lease, Landlord is open to shorter term leases. Additional rents for 2025 estimated at \$4.50 psf; Tenant has separate utilities (electricity and gas). Bay would suit most light industrial uses, contractors, suppliers; ideal for those requiring inside storage of materials and sales admin office.