

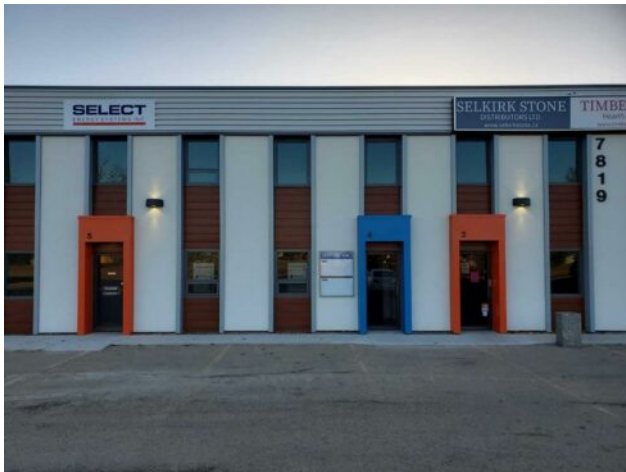


GRASSROOTS
REALTY GROUP

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4, 7819 50 Avenue
Red Deer, Alberta

MLS # A2131916



\$10 per sq.ft.

Division: Northlands Industrial Park

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,466 sq.ft.

Zoning: C-4

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

Floors: -

Roof: Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.00 Acre

Lot Feat: -

Affordable space with Gaetz Av exposure. Multi Tenant building ideal for contractor sales, with combination of showroom display area some office and warehouse for product distribution. Space has been refreshed with new paint through out, new T-Bar grid ceiling and updated lighting in front display area. Rogers/Shaw and Telus available in building, Tenant has own electrical and gas meter for space. Water is shared and part of common area costs. Warehouse area has open mezzanine above office area for additional storage. Mid height ceiling height in warehouse (approx. 18-20 feet) Recently installed LED lighting, two overhead forced air furnaces for heat. 12 x 14 Overhead door to back paved yard area. Yard area in rear has some room for vehicle parking as required (normally to the width of bay rented) On building signage available subject to Landlord approval. 66 surface stalls located on the site with mix of common and dedicated stalls. Common area costs \$3.50 psf per year (estimate for 2025)