

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

12F, 7619 50 Avenue Red Deer, Alberta

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2197714



\$12 per sq.ft.

Northlands Industrial Park

Type: Retail **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 2,028 sq.ft. Zoning: C4 Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: 3.84 Acres Lot Feat:

Great location with terrific exposure to heavily travelled Gaetz/50th Avenue. This is a professionally well maintained building. Unit with retail frontage. Lots of customer parking with easy access from 76th Street and Gaetz/50th Avenue. Base Rent is \$12.00 a year with escalations assuming 5 year lease. NNN Costs are approximately \$5.80 per sq. ft. for 2025. Property taxes are included in Triple Net costs.

Division: