



**GRASSROOTS**  
REALTY GROUP

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12F, 7619 50 Avenue  
Red Deer, Alberta

MLS # A2197714



**\$12 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,028 sq.ft.

**Zoning:** C4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.84 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.