



**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.