



**GRASSROOTS**  
REALTY GROUP

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11, 7727 50 Avenue  
Red Deer, Alberta

MLS # A2203916



**\$10 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,392 sq.ft.

**Zoning:** C4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.41 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent location with terrific exposure and visibility to heavily travelled Gaetz/50 Avenue. Multi-tenant building suitable for product distribution, contractor sales, contractors, etc. Large rear warehouse &/or shop space with easy access from the paved rear lot with some parking available (width of the bay rented). Retail or product display area in front of the unit. Lots of front customer parking with easy access from 78th Street Gaetz/50 Avenue. This unit is ready to be developed for your needs with the ability to add mezzanine in the rear area. Landlord assistance with development to be determined based on covenant and term of lease. The front of the building will be upgraded including a high visibility sign band. Refer to documents for rendering. Base Rent is \$10.00 per square foot per year with escalations assuming 5 year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2025. Property taxes are included in Triple Net Costs.