

5, 7969 49 Avenue
Red Deer, Alberta

MLS # A2255120



\$9 per sq.ft.

Division:	Northlands Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,517 sq.ft.
Zoning:	I1

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Concrete, Metal Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

TURN-KEY SUB-LEASE AVAILABLE!. SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT Light-Industrial bay featuring a total of 6 offices (3-up), 3 baths (1-up), and an executive-finished boardroom (1,265 SQ FT developed mezzanine space). At the back there's 1900 SQ FT+/- of shop/storage space at the back. (70'x28'W) with a total main-floor footprint of 3,252 SQ FT (28'x120'). A large 12x14' Overhead Door w/ automatic opener, ceiling height of 18', services the back. Partially paved back-alley access for easy loading/ unloading and a generous helping of parking at the front & rear. A tremendous opportunity to sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2025) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$3,387.75/month, puts this bay at an asking price of \$5,062.80/month or \$13.45/PSF total rent on an introductory price! Easy to show during business hours. Possession can be immediate.