

1, 4980 76 Street  
Red Deer, Alberta

MLS # A2261718



## \$10 per sq.ft.

Division:	Northlands Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,816 sq.ft.
Zoning:	I-1

Heating:	Electric, Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	-
Exterior:	Concrete	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

End bay unit, developed with one office, reception/display area, balance of space is open warehouse. South facing office area fronting 76 Street ; yard area accessed off 49th Ave and is paved. Office has T-bar ceiling 2 x 4 recessed lights, VC Tile Flooring. office furnace (on mezzanine); office is air conditioned. Two washrooms located in warehouse area. Offices and washrooms have new Vinyl Plank Flooring and LED Lighting. Bright well lit space. Warehouse/ shop area has two overhead forced air heaters, floor drain, 12 x 14 overhead door, upgrades include new LED lighting and paint This unit is part of a six unit building. Other Tenancy in the building are automotive mechanic, windshield/ glass replacement. Rate shown is for year one of a multi year lease, Landlord is open to shorter term leases. Additional rents for 2025 estimated at \$4.50 psf; Tenant has separate utilities (electricity and gas). Bay would suit most light industrial uses, contractors, suppliers; ideal for those requiring inside storage of materials and sales admin office.