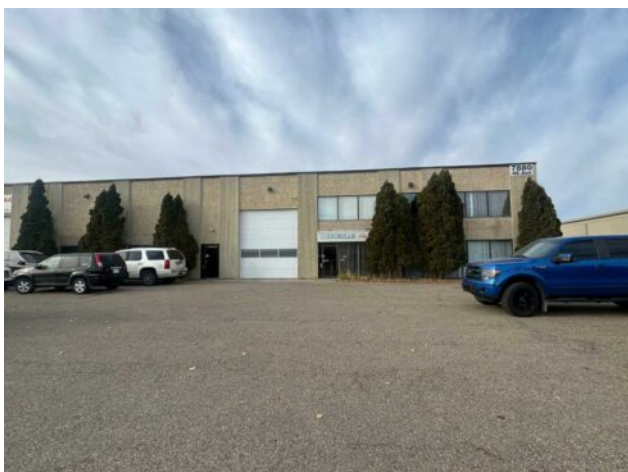


7, 7880 48 Avenue  
Red Deer, Alberta

MLS # A2269500



## \$10 per sq.ft.

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,215 sq.ft.

**Zoning:** I-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This 7,215 SF end unit, located in Northlands Industrial Park, is available for lease. The unit offers office space over two floors including a reception area and waiting room, four main floor offices, a staff lunch room, and one washroom. The second floor includes two more offices (one large enough to be a boardroom), two washrooms, and a storage room. The shop is separated into two areas with (5) overhead doors - two of which create a drive thru bay, and it has its own washroom and laundry room. Yard space is negotiable and ample paved parking is available directly in front. Additional Rent is \$3.75 per square foot for the 2025 budget year.