

4-5, 7419 50 Avenue  
Red Deer, Alberta

MLS # A2274812



**\$6,144 per month**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,216 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Paint booth

This Warehouse can accommodate semi-retail or industrial usage. The Landlord is interested in another autobody shop, if possible, but he will consider any other use as well, such as a sports complex or religious use, etc. The ceiling height is 21'.00, there are two driving doors at the rear of each of the bays of 10' X 14', and two man doors - The available electrical power is 100 Amps per bay with 600 volts. These bays also offer an HVAC and a smaller mezzanine of 455 sq ft; There are 4 assigned stalls at the front of the building, and a large parking lot at the rear.