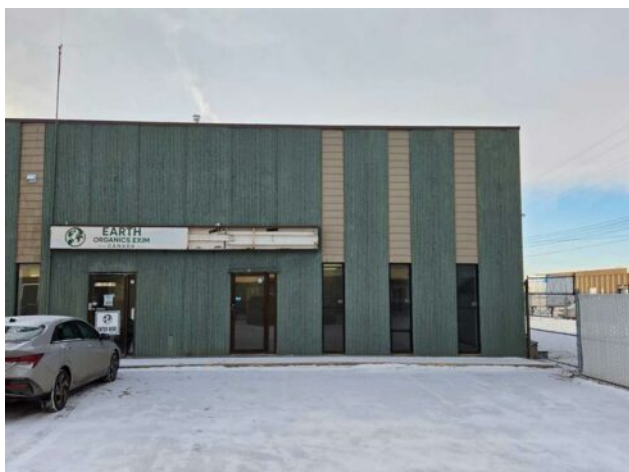


11, 7628 49 Avenue
Red Deer, Alberta

MLS # A2275445



\$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: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.00 Acre

Lot Feat: -

Includes a fenced compound for exclusive Tenant use. Fenced area is approximately 48 x 88 feet and is situated next to the leased premises. Warehouse area : 12 x 14 high Overhead door, 42 inch man door; floor sump, upgraded warehouse lighting, one radiant tube heater and one overhead forced air heater. Open mezzanine above the office and reception area. Vent fan on West wall. Two washrooms; located near front office area. Office area: has been refreshed with paint, new LED lighting, new Vinyl Plank flooring, T bar ceiling and grid. Office is heated with a forced air furnace separate from the warehouse area. Layout is one office and open reception/display or workstation area. This unit is ready for possession and is part of a 12 unit complex located in the Northland Industrial Park with convenient access to Gaetz Ave. Additional rents for 2026 estimated at \$4.50 psf per year; Tenant will have their own electricity and gas meter; water and sewer is common. Rate shown is for year one of a multi year lease.