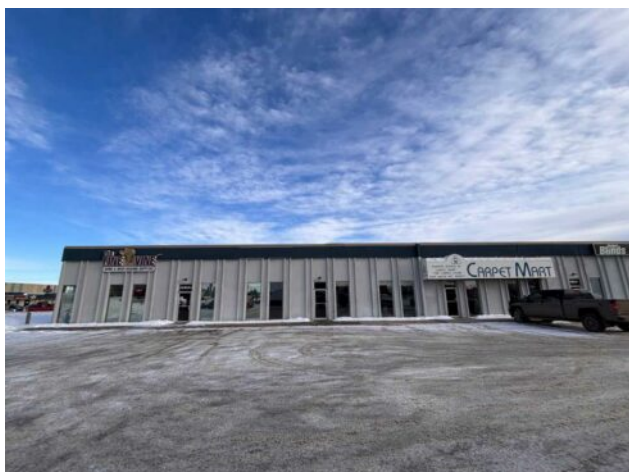


15, 7667 50 Avenue
Red Deer, Alberta

MLS # A2276699



\$11 per sq.ft.

Division:	Northlands Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Northland 2
Bus. Name:	-
Size:	4,096 sq.ft.
Zoning:	C-4
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	None
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	3.76 Acres
Lot Feat:	-

Great location with terrific exposure to heavily travelled Gaetz/50 Avenue. This is a well maintained building. Unit with retail frontage. lots of customer parking with easy access from 77th Street and Gaetz/50 Avenue. Warehouse area is radiant tube heating, and the retail/sales area is heated by a gas furnace. Electrical consists of Phase 3 100-amp power. Base Rent is \$11.00 per sq. ft. per year with escalations assuming 5-year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.