

10 & 17, 7875 48 Avenue  
Red Deer, Alberta

MLS # A2088583



## \$6 per sq.ft.

Division:	Northlands Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,288 sq.ft.
Zoning:	I1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

This 2,288 SF double unit, located in Northlands Industrial Park, is available for lease. The unit features an open reception area with large windows in the front, one additional room that could be used as an office or storage, a staff kitchenette, two washrooms, and a shop/warehouse space with (1) 10' x 12' overhead door and a storage mezzanine. The entire lot is fully paved with parking stalls available directly in front of the unit. Lease rate is for the first year of a long-term lease to a qualified Tenant. Additional Rent is estimated at \$7.88 for the 2023-24 budget year.