

12F, 7619 50 Avenue  
Red Deer, Alberta

MLS # A2197714



## \$12 per sq.ft.

Division:	Northlands Industrial Park
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,028 sq.ft.
Zoning:	C4

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.84 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Great location with terrific exposure to heavily travelled Gaetz/50th Avenue. This is a professionally well maintained building. Unit with retail frontage. Lots of customer parking with easy access from 76th Street and Gaetz/50th Avenue. Base Rent is \$12.00 a year with escalations assuming 5 year lease. NNN Costs are approximately \$5.80 per sq. ft. for 2025. Property taxes are included in Triple Net costs.