

7, 7957 49 Avenue  
Red Deer, Alberta

MLS # A2205067



## \$9 per sq.ft.

Division:	Northlands Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,514 sq.ft.
Zoning:	I1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.81 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

2,514 sq. ft. unit Has a reception area, 1 office, coffee area and washroom. The warehouse features approximately 1,864 square feet with a divided 50 by 25 foot service bay. There is a fenced compound, approximately 35 x 80 - 2,800 square feet, at the rear of the unit with shared parking in front of the building. Base Rent \$9.00 per sq. ft. per annum with escalations assuming 5 year lease. Additional/NNN Costs are approximately \$4.50 per sq. ft. for 2025.