

FOR LEASE

#310-7700-76 STREET CLOSE



LIGHT INDUSTRIAL BAY

1560 SQ FT

WIDE OPEN

For Information or to
book a viewing call

Keith Myrol and Wes Giesbrecht

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Century 21 Advantage—Associate Keith Myrol

The information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon information furnished by the principals and sources which we deem to be reliable but for which we cannot assume responsibility.

DESCRIPTION OF PROPERTY



- CIVIC ADDRESS:** ➤ #310—7700 76 Street Close
- LOCATION:** ➤ North Red Deer Just off of Johnstone Drive
- LEGAL DESCRIPTION:** ➤ Plan 0821453 Unit 23
- ZONING:** ➤ Light Industrial
- LAND DESCRIPTION:** ➤ Shared paved condo development
- Available:** ➤ Negotiable.
- Uses:** ➤ This bay is a great unit for independent contractors, distribution and storage, auto repair, and small oilfield services.
- BUILDING DESCRIPTION:** ➤ 1560 sq. ft. total that includes:
Wide Open Shop with storage mezz
1 washroom.
220 3 phase power
Freshly Painted
Heat— natural gas fired overhead radiant
- The overhead door is 14' X 12'
There is a double compartment floor sump

Note: This building is located in the north end of Red Deer, Alberta in the industrial area just off of Johnstone Drive. Easy access, good location.

- POSSESSION DATE:** ➤ Immediately
- BASIC LEASE RATE:** ➤ \$10.00/sq. ft.
- OPERATING COSTS (NNN):** \$5.09/sq ft
- Total Monthly Lease:** \$ 1,961.70

Some features include:

- ◆ Paved parking area
- ◆ Close to all amenities
- ◆ The space is clean.
- ◆ The owner just recently painted.
- ◆ Location is handy to 67th street and the Queen Elizabeth II highway.
- ◆ Not far from Tim Horton's ! ! !

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ADDITIONAL PHOTOGRAPHS



#310—7700—76 Street Close Red Deer, Alberta



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