



Team Kemshead, Williamson, Perry
& Associates

 commercialandsales.com

 davin@advantagecommercial.ca




For Lease

2,000 sq.ft. Unit
High Visibility to Johnstone Drive
Johnstone Industrial Park



 davin@advantagecommercial.ca

 403-346-6655

 www.commercialandsales.com

 Century Centre #203, 4807 — 50th Avenue
Red Deer, Alberta, T4N 4A5

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LEASE OPPORTUNITY

Team Kemshead, Williamson, Perry
& Associates

Municipal Address:

7700 — 76 St. Close
Red Deer, AB

Legal Description:

Condo Plan: 052-5463

Building Area :

Unit 450 — 2000sq.ft

Base Rate: **\$9.50/sq.ft.**

NNN: **\$3.85/sq.ft.**

Total Per Month: **\$2,225.00**

Availability: May 1st, 2018

Zoning: I-1 (Light Industrial)



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Property Information



- 2 offices
- Reception/Show room area
- Large open shop area with lots of natural sunlight
- A/C and a 14 X 14 bay door with 2 window slates in top portion of door.
- Pavement all the way around the building.
- Great exposure to Johnstone Drive



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 the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

Lease Sheet

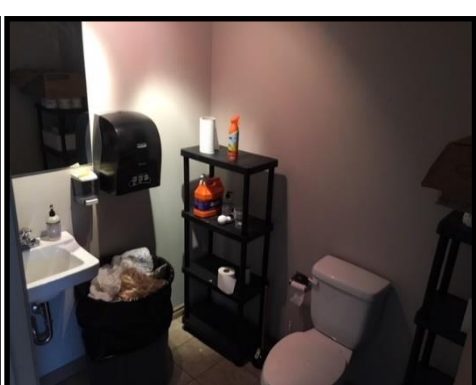


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 203, 4807- 50 Avenue
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INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
 TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	(Dynovac - Johnstone)	ADDRESS:	450 – 7700-76th St. Close	ZONING	I-1
SQ. FT.	2,000	LOT:	BLOCK:	PLAN:	
DIMENSIONS	70x28	CONDO UNIT	400	CONDO PLAN	052-5463
		WASHROOMS	1	UTILITIES:	Tenant Pays Power and Gas
OFFICE/AREA:		NO. OF OFFICES		MEZZANINE	Yes
YARD:	Common paved	OVERHEAD DOORS:	1	SUMP:	Yes
BASE RATE/SQ. FT.:	\$9.50	BASE RENT/MTH:	\$1,583.33	LOADING DOCK	No
EST. NNN/SQ. FT.	\$3.85	EST. NNN/MTH:	\$641.67	ESC.	Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$2,225.00		
KEYS:	Office	AVAILABLE:	May 1, 2018		



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Floor Plan

