ADVANTAGE COMMERCIAL
Century 21
Team Kemshead, Williamson, Perry & Associates
commerciallandsales.com
@ davin@advantagecommercial.ca

For Lease | 3,120 sq.ft. Northlands Industrial

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

Advantage – Commercial
is a Division of
Century 21 Advantage

ADVANTAGE COMMERCIAL Century 21

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LEASE OPPORTUNITY

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Municipal Address:
#12, 7491-49 Avenue
Red Deer, AB

Legal Description:
Lot: 11 Block: 6 Plan: 792-2527

Building Area :
Size: 3,120 sq.ft. (+/-)

Base Rate:	**$7.50/sq.ft.**
NNN:	**$3.75/sq.ft.**
Total Per Month:	**$2,925.00**
Availability:	Immediately
Zoning:	I-1 (Light Industrial)

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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.

Property Information

- Fantastic Bay Located in Northlands Industrial Park with a Stellar Lease Rate and NNN That Includes Utilities.
- This bay has a front display/retail area.
- 1 Large Office
- Functional Shop Area With Good Storage. "L" Shaped
- 2 – 12′ X 14′ Overhead Bay Door
- Mixture of High Bay and Florescent Lighting
- Radiant Heater
- Overhead Doors Have 1 Sunshine Panel Each to Allow Sunlight Into Shop Area
- Common Customer & Staff Parking
- Some Yard Area May be Available
- Easily Accessible and Close to Major Roadways
- Other Tenant's in this Building Include: Buruma Enterprises, Kello Bilt, Laser Electric and more.
- **NO AUTOMOTIVE USES WILL BE ALLOWED IN THIS UNIT**

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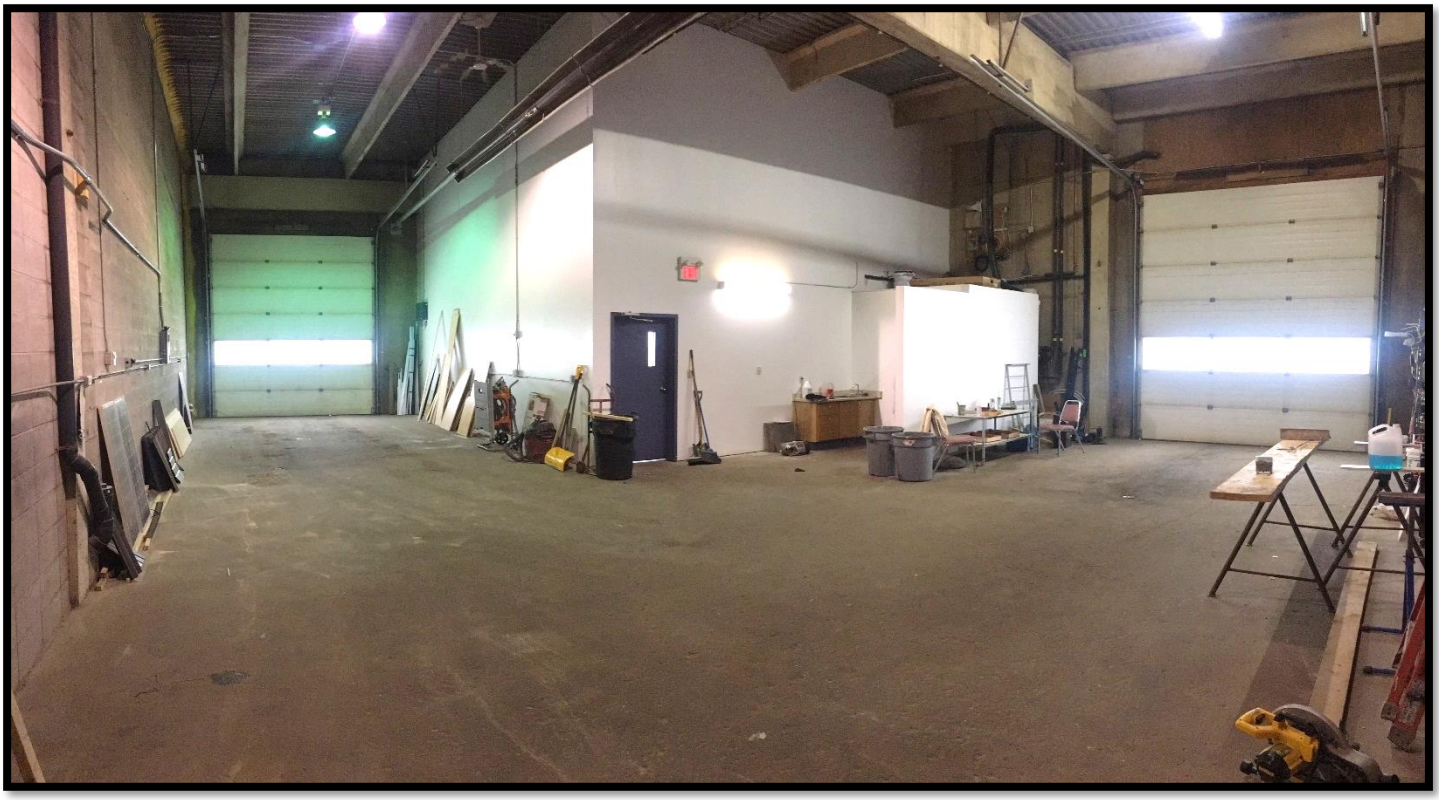

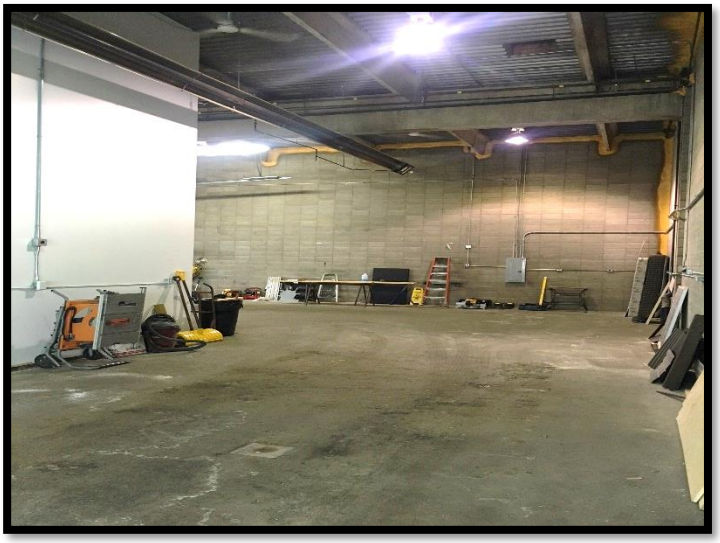

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