



Team Kemshead, Williamson, Perry & Associates

commercialandsales.com

@joe@advantagecommercial.ca



For Lease

1,197 sq.ft.
2nd Floor Gorgeous Office Space
Northlands Industrial Park



@joe@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:

2nd Floor Unit 1 7439 – 49 Avenue
Red Deer, AB

Legal Description:

Lot: CDE Block: 29 Plan: 1224377

Building Area : 1,197sq.ft. (+/-)

Base Rate: \$9.00/sq.ft.

NNN: \$5.06/sq.ft.

Total Per Month: \$1,402.50

Availability: Negotiable

Zoning: I-1 (Light Industrial)

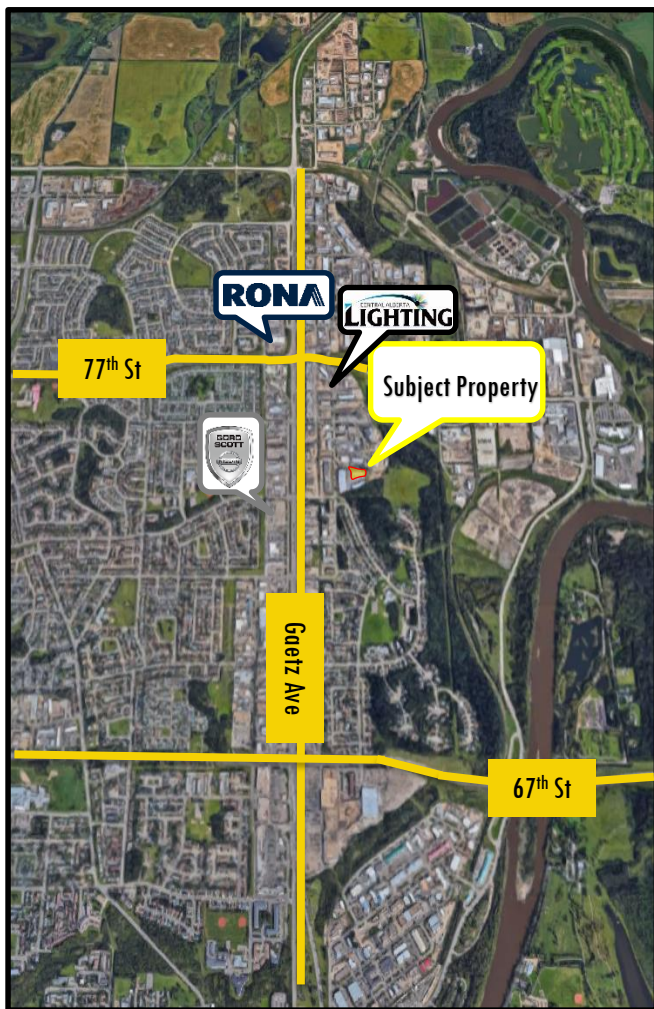


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The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information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

Property Information

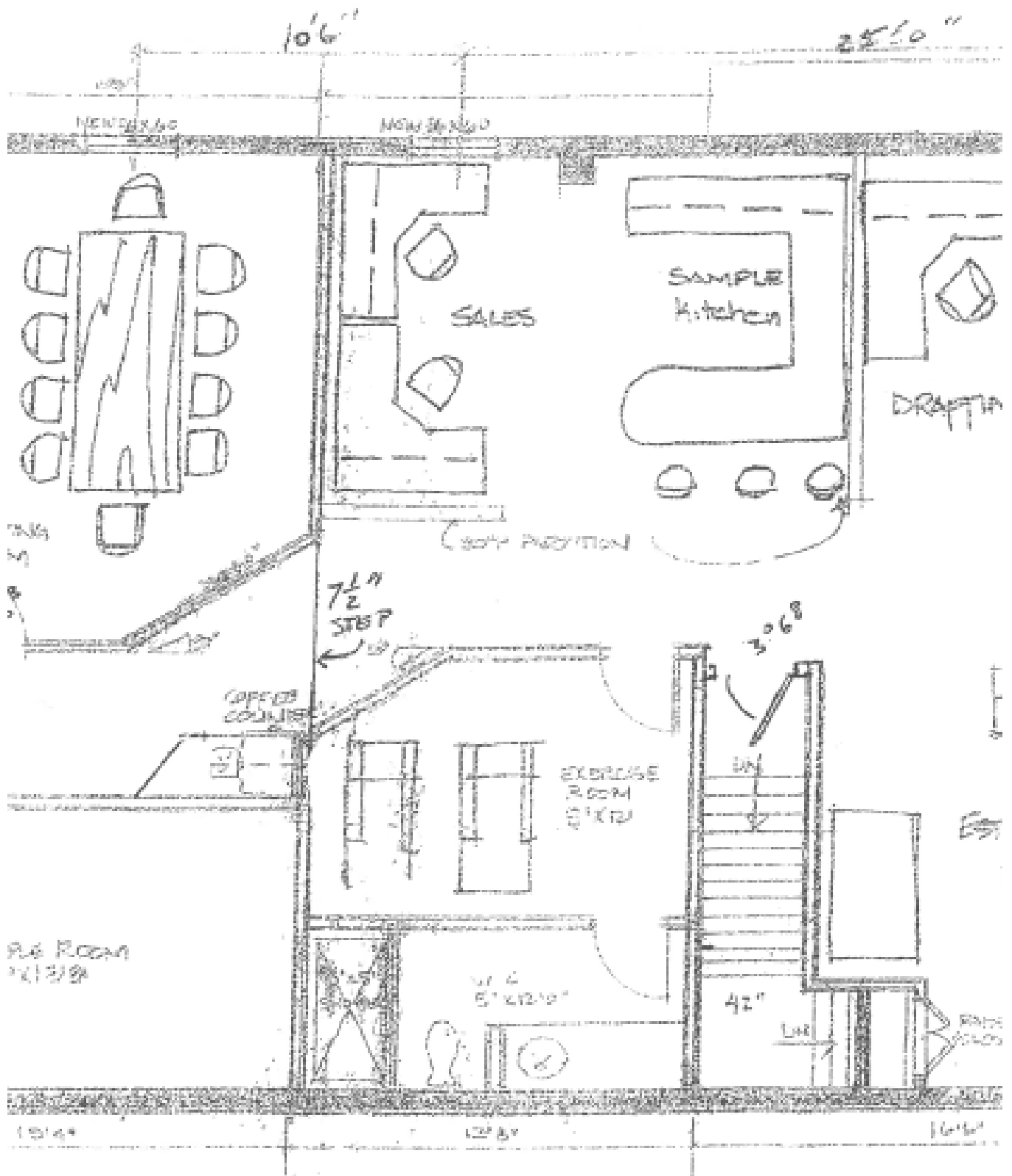


- Beautifully developed office space in the Northlands Industrial Park.
- Boasting a gorgeous built in reception desk with work stations and a coffee area.
- 2+ offices
- Modern washroom with full shower.
- Extra storage area with built in shelving units
- Front area is wide open and could be developed into more office or left open as a seating or display area.
- There is street parking available, as well as beside the building and 2 stalls out front for customers (shared with main floor business)
- The utilities are included in the total monthly rental rate.
- **This is a must see unit.**



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Floor Plan



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