

**7700 76 Street Close #310, Red Deer T4P 4G6**  
 MLS@#: **CA0153005** Area: **Red Deer**  
 Status: **Active** SubArea: **Johnstone Crossing**  
 Association: **Central Alberta**

LINC: **0033062837**  
 County: **Red Deer County**

Price:  
 Lse Prc: **\$10.00**  
 S Price:



General Information

Prop Type: **Commercial** # Units:  
 Sub Type: **Industrial** Cnd Pln #: **0821453**  
 Trans Type: **For Lease Only** Stories:  
 Bldg Type: **Commercial Mix, Mixed Use, Multiple Tenant/Multiplex (5-Plex+)** Year Built: **2007**  
 Bldg Nm: Ttl Sqft: **1,560**  
 Bus Nm:  
 Bus Type: **Industrial**  
Lot Information  
 Lot Sz Ar: **3.00 Acres**  
 Lot Size Dim:  
 Access: **Direct Access**

Recent: **12/04/2018 : NEW**

Drive Type:  
 Roof: **Metal** Construction: **Exterior Walls 2'x6'**  
 Heating: **Radiant** Flooring:  
 Sewer: **Municipal** Water Source: **Municipal**  
 Utilities: **Service - Full** Fnd/Bmst: **Slab**  
 Sewer: **Municipal**

Parking Information

Designated:  
 Ownership: Energized:  
 Park Cost: Parkade: Heated:  
 Park Feat: # Cv Spc: Paved:  
 Total Parking: Additional:  
 Garage Sz:

Docks and Doors Information

Loading: **At Grade** Load Dr Width: Load Dr Grade: Load Dock Sz:

Lease Information

Business Type	Units	Rntl Area	Occupant	Rntl Rate	Lse Expiry
Tax Roll Nm:	<b>3112185</b>			Condo Unit:	<b>23</b>
Taxes:	<b>\$4,104</b>	Tax Year:	<b>2018</b>	Lot:	<b>23</b>
Survey RPR Y/N:	<b>No</b>	Survey Year:		Survey:	
Tax Assess:	<b>\$222,700</b>			Block:	<b>0</b>
Gst:				Plan:	<b>0821453</b>
Grs Sch Inc:		Net Inc:		Electric Exp:	
Grs Op Inc:		Other Inc:		Insur Exp:	
Grs Margin:		Ttl Act Rent:		Depo Amnt:	
Power Paid:		Water Syst Pd:		Gas Syst Pd:	
Title:	<b>Fee Simple</b>			Title Insurance:	
Legal Desc:	<b>310 7700 76 ST CL 0821453;23</b>				
Possession:	<b>Immediate</b>				

Office Information

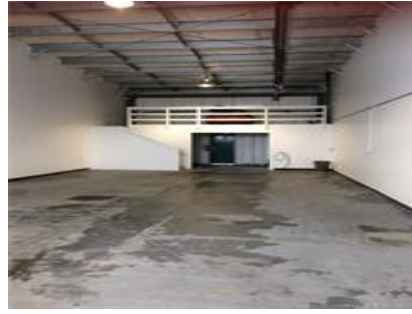
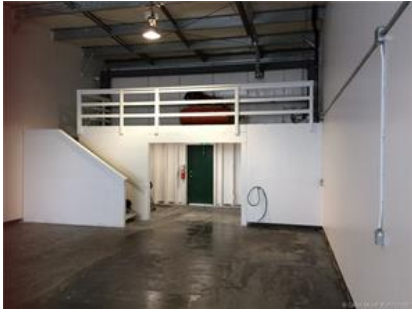
Office: **Century 21 Advantage**

Remarks

Pub Rmks: **Great light industrial bay, 1560 sq ft for lease. Perfect for independent contractors, distribution and storage, auto repair and small oilfield services. Wide open shop with a mezzanine and paved parking area. Easy access just off of Johnstone Drive. The leasing costs are \$10.00 basic rent per square foot per year, \$5.24 per square foot per year, for a total monthly lease rate of \$1,981.33. Tenant is responsible for gst and for all utilities.**

Inclusions: **Air compressor**





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