



# For Lease

Centre 77 – 1,980sq.ft. – 4,860sq.ft.  
7711 Gaetz Avenue - Red Deer, AB  
Former Oriel Windows and Doors

## High Exposure With Incentives



@ [joe@advantagecommercial.ca](mailto:joe@advantagecommercial.ca)



403-346-6655



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



[www.commercialandsales.com](http://www.commercialandsales.com)

Advantage – Commercial is a Division of Century 21 - Advantage

**Municipal Address:**

#1 and/or 3

7711 – Gaetz Avenue, Red Deer, AB

**Legal Description:**

Lot: 5 Block: 4 Plan: 762-0870

**Building Area(s):**

Option 1: 4,860sq.ft. – **Units 1 & 3 (current layout)**

Option 2: 2,880sq.ft. – **Unit 3**

Option 3: 1,980sq.ft. – **Unit 1**

**Base Rate:**

\* \$9.00/sq.ft. \*

**NNN:**

\$4.80/sq.ft.

**Total Per Month:**

**Unit 1 - \$2,277**

**Unit 3 - \$3,312**

**Unit 1 & 3- \$5,589**

**Pylon Signage:**

\$100.00/month

**Availability:**

Immediate

**Zoning:**

C-4

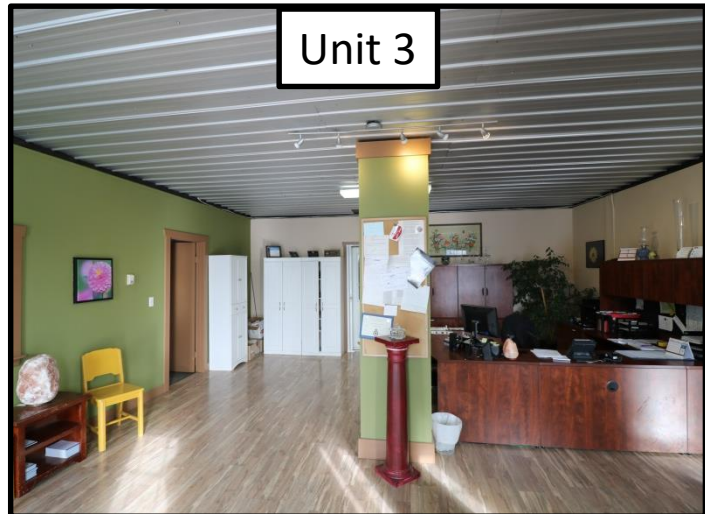


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**Unit 1**



**Unit 3**





# Property Information



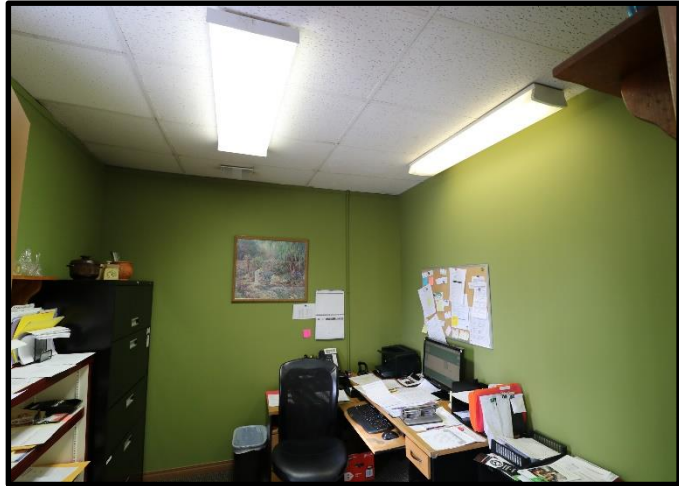
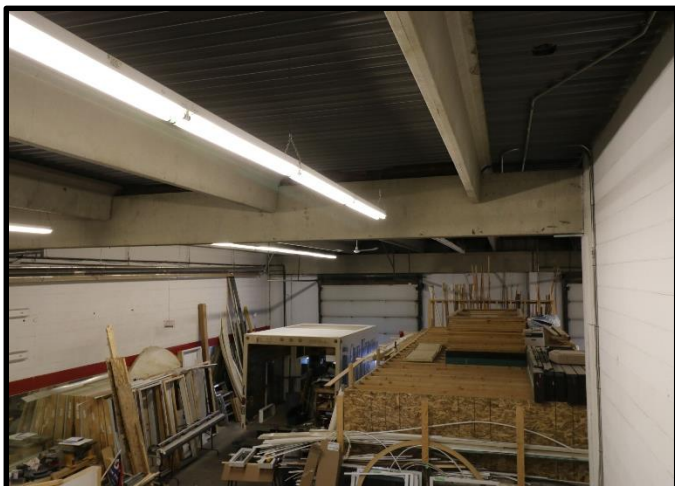
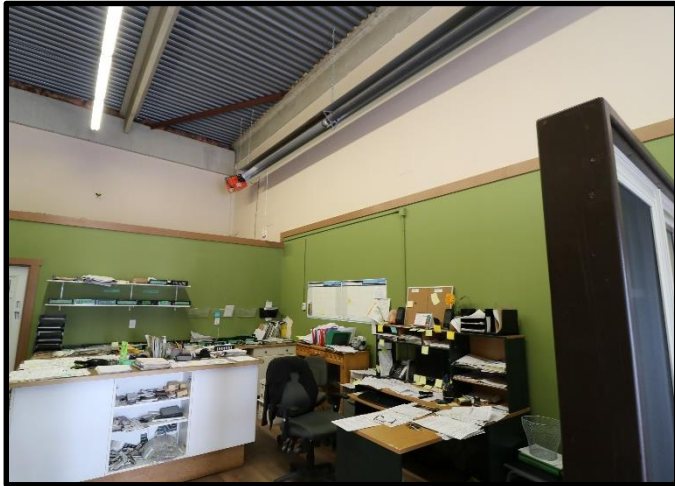
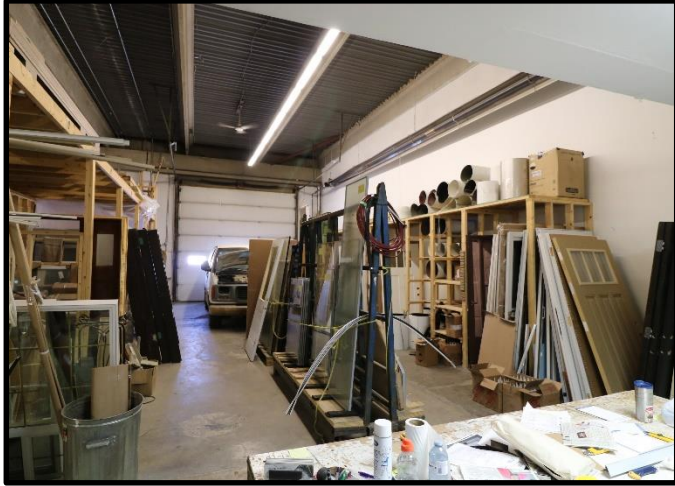
- Pylon Signage
- High Traffic Exposure
- 1 Office
- Large Reception/Display Area
- 2 Washrooms
- I.T. Storage Room
  
- 2 - 12x14 OHD
- 2 - 2-Compartment Sumps
- Radiant Heat
- Kitchenette in Shop
- Storage Mezzanine
- 18' Ceiling Height



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.

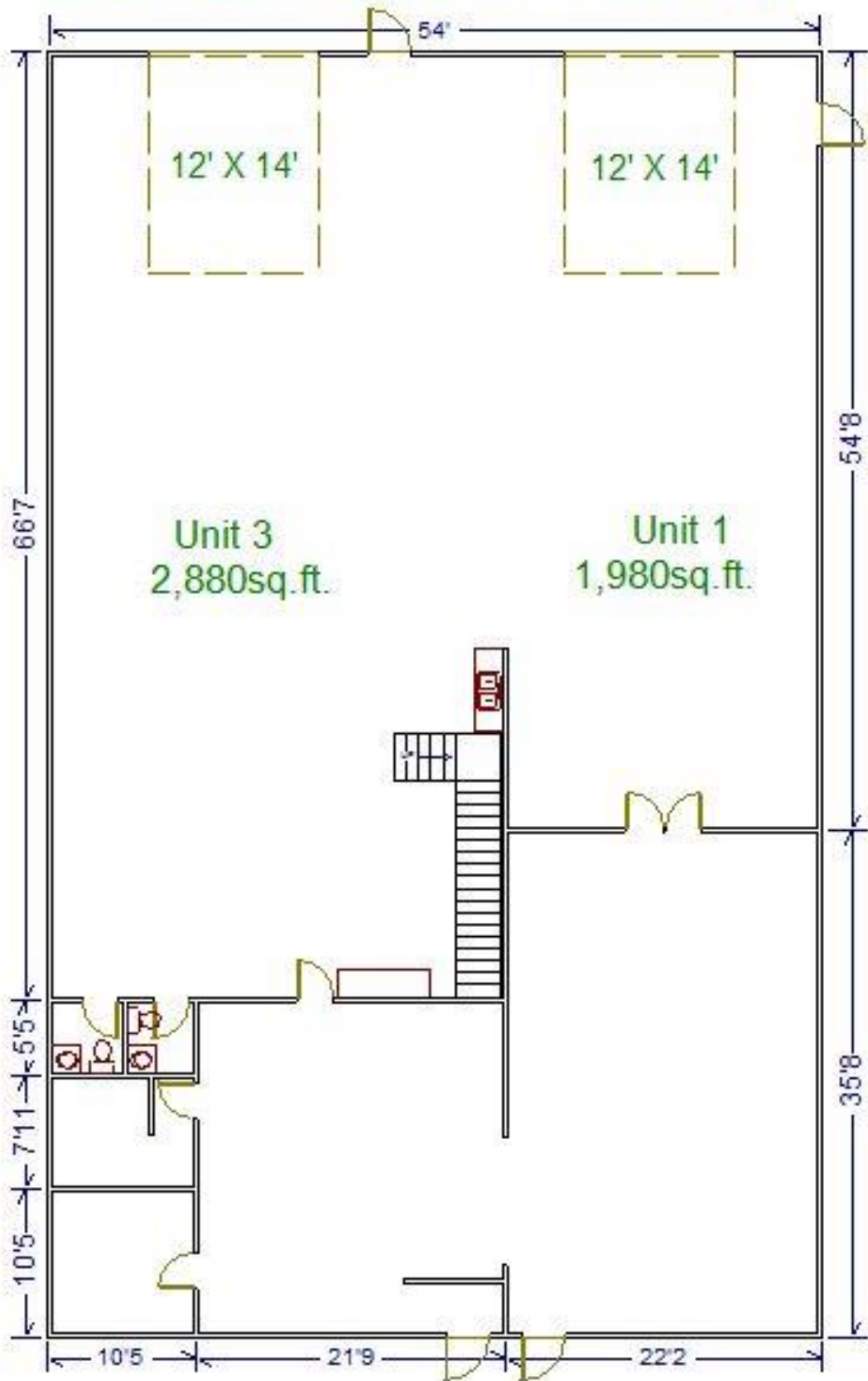


# LEASE OPPORTUNITY



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# Unit's 1 & 3 - Centre 77 - 4,860sq.ft.



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