

CENTURY 21 ADVANTAGE COMMERCIAL[®]

FOR LEASE

**1,750sq.ft. Commercial Unit
6200 – 67A Street – Red Deer, AB**



Heritage Plaza North

davin@advantagecommercial.ca



403-346-6655



Parkland Mall Business Centre 2nd Floor
#905, 4747 67th Street Red Deer, Alberta T4N 6H3



www.advantagecommercial.ca



Advantage – Commercial
is a Division of Century 21 - Advantage

LOCATION:

- 6200 – 67A Street (Unit Number Confidential)
- Red Deer, AB
- Heritage Plaza
- Same building as Totally Refreshed Spa and Heritage Lanes Bowling.

ZONING:

- C-4

BUILDING DESCRIPTION:

- **1,750sf**
- Large and welcoming reception and foyer area
- Large Open Area
- 2 smaller rooms/offices
- Beautifully developed throughout
- Entire West side has windows with lots of sunlight
- Good lighting throughout
- Ideal for any Commercial Use
- Lots of common parking

AVAILABILITY:

- Negotiable

RENTAL BREAK DOWN:

- **Base rent = \$17.00sq.ft.**
- **NNN = \$5.75(+/-)sq.ft**
- **Pylon Sign = \$75.00/month**
- **Total month rent = \$3392.71 + GST + Utilities**

NOTES:

- **Great opportunity for a commercial user in a high traffic location in North Red Deer. Easily accessible in a well known area makes it a perfect location for any Commercial Business.**
- **Other business include, Avena Originals, Heritage Lanes Bowling Alley, Totally Refreshed Steam and Spa and more..**

CENTURY 21 ADVANTAGE COMMERCIAL®

- High Traffic Plaza Near Major Arterial Roads
- Wedged Between Dense Residential and Multiple Schools, You Have Direct Access to a Large Market of Consumers
- With High Profile Neighbouring Tenants, Your Business Will Surely Not Be Missed



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.

