ADVANTAGE COMMERCIAL
Century 21

FOR LEASE

13,042sf

Burnt Lake Park

@ mike@advantagecommercial.ca

403-346-6655

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

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

LEASE OPPORTUNITY

Municipal Address:
Units 1 – 3, 15 Burnt Bluff Street Red Deer, AB

Legal Description:
Lot 31 Block 1 Plan 0627207

Building Area:
13,042sf

Base Rate:
$12.00/sf = $13,042.00/month

NNNs:
$3.80/sf = $4,129.97/month

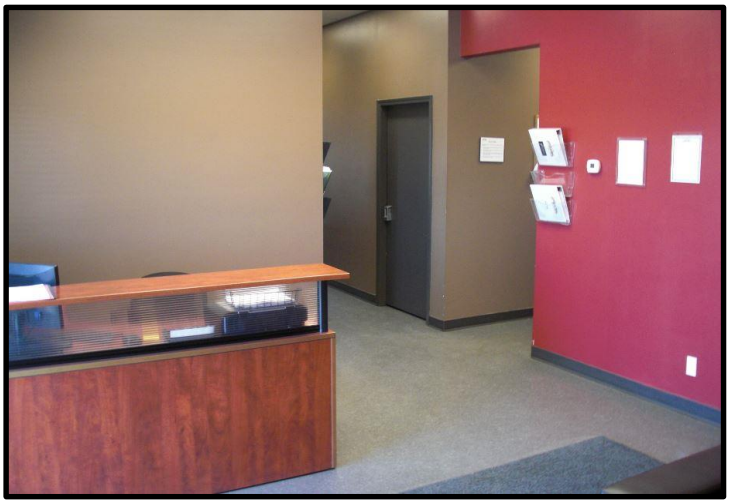
Total Per Month:
$17,171.97 plus GST

Availability:
October 1, 2019

Zoning:
I-1 (Light Industrial)

Notes:

- Triple corner unit;
- Office layout includes reception, washroom, file room coffee counter, 1 x double office, 1 x single office;
- Office area is air conditioned;
- Shop area features:
    - 3 – 16’ x 16’ powered overhead doors
    - 3 – 14’ x 16’ powered overhead doors
    - Radiant heating
    - Florescent lighting
    - Trench sumps
    - Ceiling height approx. 23’ to approx. 25’
    - Locker room with washroom
    - Parts room
    - Shop washroom
    - Bright with windows down entire east wall
    - Two rows of windows at the front
    - Large storage mezzanine
- Yard area up to the approx. width of the space;



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.

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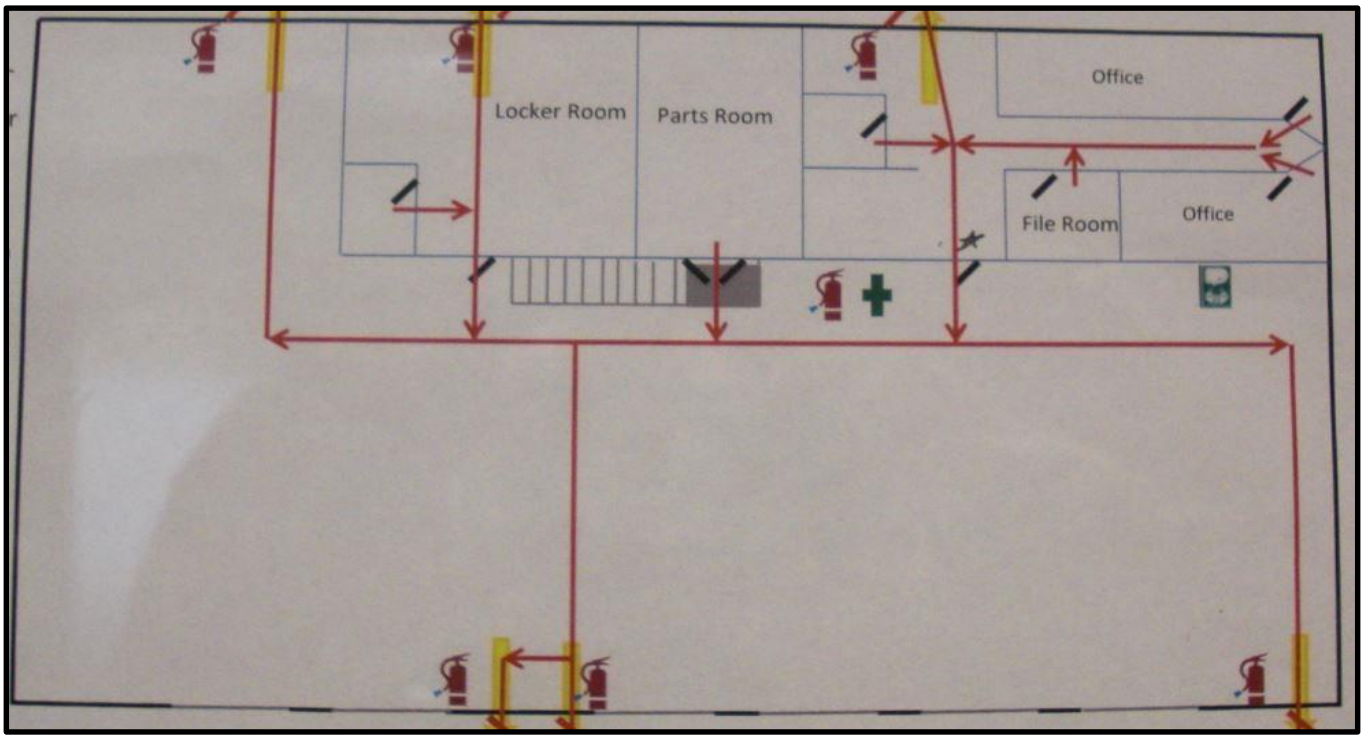

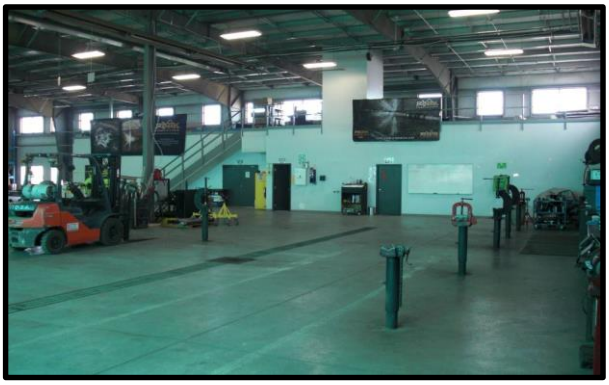

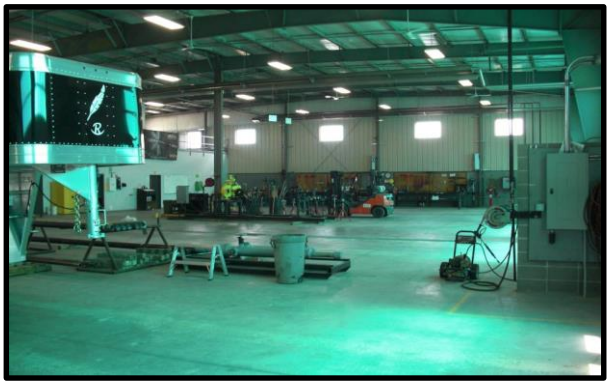

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