

For Lease



#8 & 9, 4000 Landry Ave
Red Deer Co, Alberta

4,800 sq ft on 4.09 acres

TREMENDOUS HWY 2A EXPOSURE. Nicely reno'd office spaces w/ shop with three offices, two baths on both sides, mezzanine open for development for more office space. 80' deep bays with two 12'x16'h doors at the back. Shared yard w/ common access. Secured compound is available (extra\$\$\$) newly repacked, gravelled and graded yard. Triple Net (NNN Op costs) is \$3.50/PSF. Total asking price for bay is \$5,400/month +GST.



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CENTURY 21.
Advantage

905-4747 67 St
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ADVANTAGE COMMERCIAL



#8&9 4000 Landry Ave

\$10.00 PSF

\$3.50 NNN

Available Immediately



Property Details

- 80 ft deep bays
- 12'x16' doors at the back
- 1- 18' x 22' shop bay door
- Secured compound available
- Metal clad Interior/exterior
- Site area 4.09 acres
- Radiant heat
- Zoning BSI



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