

**CENTURY 21 ADVANTAGE
COMMERCIAL®**

For Lease

**Main Street
Exposure**



**4914 Broadway Ave
Blackfalds, Alberta**

Wes Giesbrecht
403.350.5674
wes@advantagecommercial.ca
www.advantagecommercial.ca

CENTURY 21®
Advantage

905-4747 67 St
Red Deer, AB, T4N 6H3
Office: 403.346.0021



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Municipal Address:

4914 Broadway Ave, Blackfalds, AB

Legal Description:

Lot 10 & 11; Block 13; Plan 3446HW

Size:

3,488 sq ft

Site area:

0.3 acres

Taxes (2019):

\$6,547

Age:

1985

Zoning:

C2

Available:

30 days

Lease Price:

\$12.50/psf

NNN:

\$4.50/psf

Property details:

- Newly renovated
- 1,789 sq ft of warehouse space available
- Recent improvements include new HVAC, water tanks, electrical panels, roof and more
- Forced air/ air conditioning
- Overhead door and grade level loading



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