21 CENTURY 21 ADVANTAGE COMMERCIAL.

For Lease



4914 Broadway Ave Blackfalds, Alberta

Wes Giesbrecht 403.350.5674

wes@advantagecommercial.ca www.advantagecommercial.ca

CENTURY 21

Advantage 905-4747 67 St

905-4/4/ 6/ St Red Deer, AB, T4N 6H3 Office: 403.346.0021



21 CENTURY 21 ADVANTAGE COMMERCIAL.

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







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.

21 CENTURY 21 ADVANTAGE COMMERCIAL.

4914 Broadway Ave Blackfalds, Alberta









