

**CENTURY 21 ADVANTAGE
COMMERCIAL®**

For Sale

**Northlands
Industrial Park**



**7860 49 Ave
Red Deer, 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



CENTURY 21 ADVANTAGE COMMERCIAL[®]

Municipal Address:

7860 49 Ave, Red Deer, AB

Legal Description:

Lot 8; Block 5; Plan 7722205

Size:

32,000 sq ft

Site area:

1.4 acres

Taxes (2019):

\$37,605

Age:

1979

Zoning:

I1

Available:

30 days

Sale Price:

\$2,800,000

Gross income:

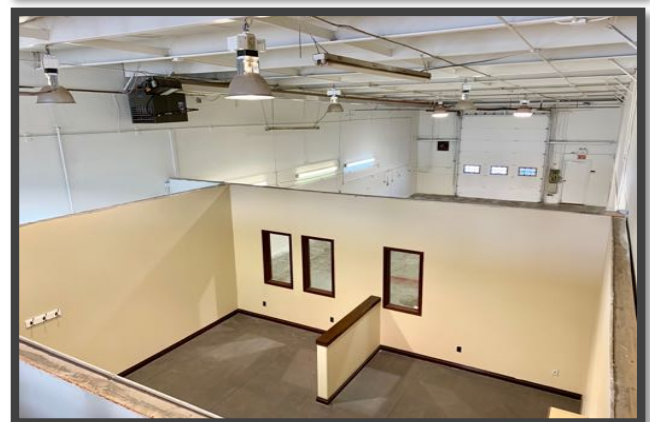
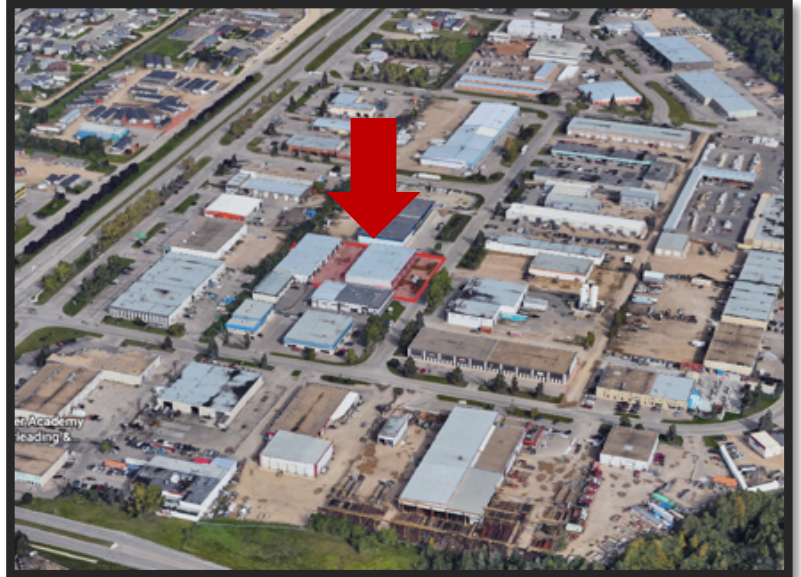
\$184,021/yr

Operating Costs:

\$112,000/yr

Property details:

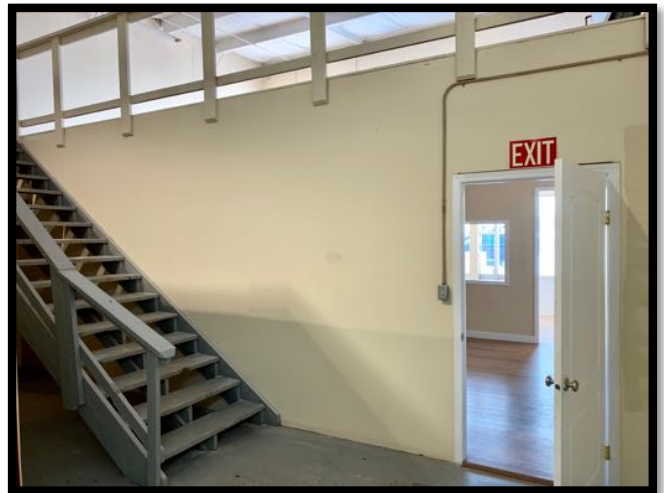
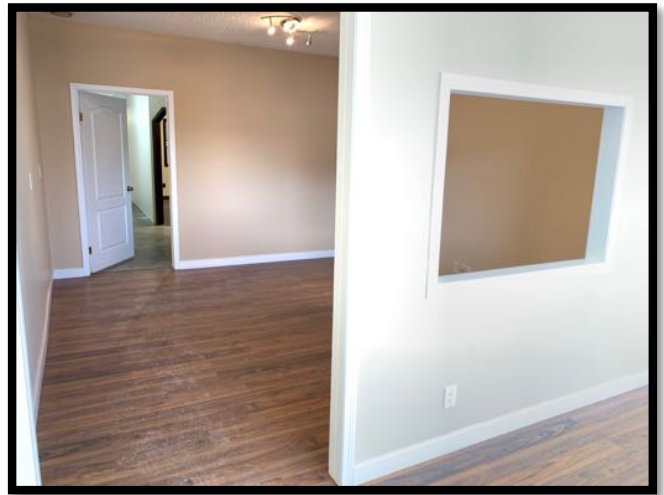
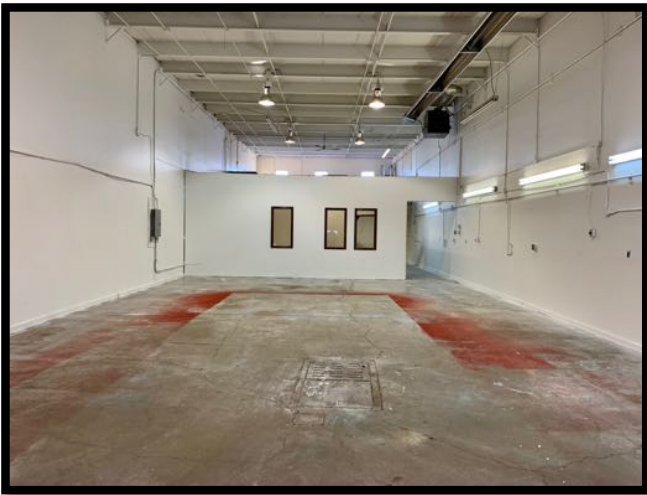
- Two stand alone buildings
- Front building bays measure 100' deep x 22' wide
- Back building. Measures 200' wide x 80' deep
- Paved front and back laneways
- Each bay on individual forced air and overhead radiant shop heat/ 200 AMP power with individual meters



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.

CENTURY 21 ADVANTAGE COMMERCIAL®

7860 49 Ave
Red Deer, Alberta





7860 49 Ave
Red Deer, Alberta

Rent Roll

Bay	Tenant	Area	Gross Rent	Lease expiry
A1	Northern Foam Works	2400	\$22,680/yr	2020-12-30
A2	A & A Tire	2400	\$23,310/yr	2020-10-31
A3	Autobody Services	2666	\$25,200/yr	
A4	Don's Windows and Doors	2240	\$20,160/yr	2020-10-31
A5-B3	Canadian Pressure	13,330	39,171/yr	mtm
B4	Vacant	2800		
B5	Wallace Septic	2800	\$27,040/yr	2020-06-30
B6	Turner On Construction	2666	\$26,460/yr	2021-01-31
	Total	31,302	\$184,021	

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.