CENTURY 21 ADVANTAGE COMMERCIAL®

For Sale

Prime Location

4016 Charles Street
Red Deer County, Alberta

Wes Giesbrecht
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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:
4016 Charles St, Red Deer Co, AB

Legal Description:
Lot 4; Block 1; Plan 7822180

Size:
45,000 sq ft

Site area:
5.64 acres

Taxes (2019):
$53,642

Age:
1997

Zoning:
BSI

Available:
30 days

Sale Price:
$2,750,,000

Gross income:
$138,600/yr

Available space:
27,000 sq ft
Lease at $10/sq ft

Property details:

- Several Drive Thru bays
- Ceiling height varies from 18’ on end bays, 21’ in middle
- Multiple 16’x14’ doors, several 18’H doors and 18’W doors
- Radiant shop heat
- Metal clad interior/exterior
- 200 AMP power

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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Rent Roll

Bay	Tenant	Area	Gross Rent	Lease expiry
1A		6000		
2A		6000		
3A,4A	Propaint	12,000	$97,020	2020-07-31
1B	Propaint	6000	$41,580	2020-07-31
2B		9000		
3B		6000		
	Total	45,000	$138,600/yr	

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