

**CENTURY 21 ADVANTAGE  
COMMERCIAL®**

**For Lease**

**4500 sq ft  
Bay**



**4008 Landry Ave  
Red Deer County, Alberta**

**Wes Giesbrecht**  
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**CENTURY 21®**  
Advantage

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



# CENTURY 21 ADVANTAGE COMMERCIAL®

**Municipal Address:**

#7,8 4008 Landry Ave, Red Deer County, AB

**Legal Description:**

Lot 2; Block 1; Plan 7822180

**Size:**

4,500 sq ft

**Site area:**

3.3 acres

**Taxes (2019):**

\$23,230

**Age:**

1980

**Zoning:**

BSI

**Available:**

30 days

**Lease Price:**

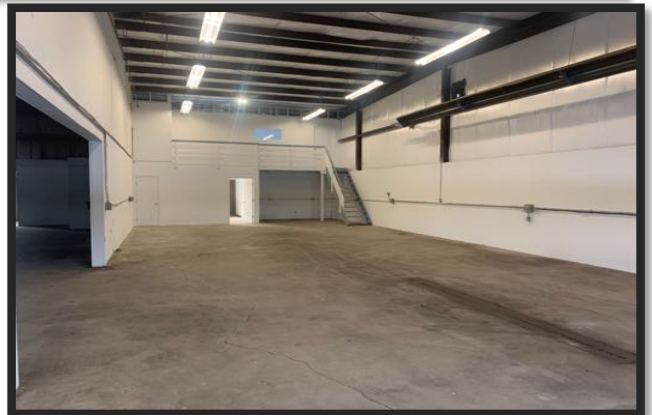
\$8.50/psf

**NNN:**

\$3.50/psf

**Property details:**

- Dedicated side yard
- 400 AMP
- 14' x 16' doors
- 20' ceilings
- Metal clad interior/exterior
- Radiant heat, forced air for offices
- Grade loading



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