

CENTURY 21[®]

Advantage

FOR LEASE



Centre 77-North Gaetz

1,980 SQ FT.

2,880 SQ FT.

4,860 SQ FT.

7711 Gaetz Avenue
Red Deer, Alberta

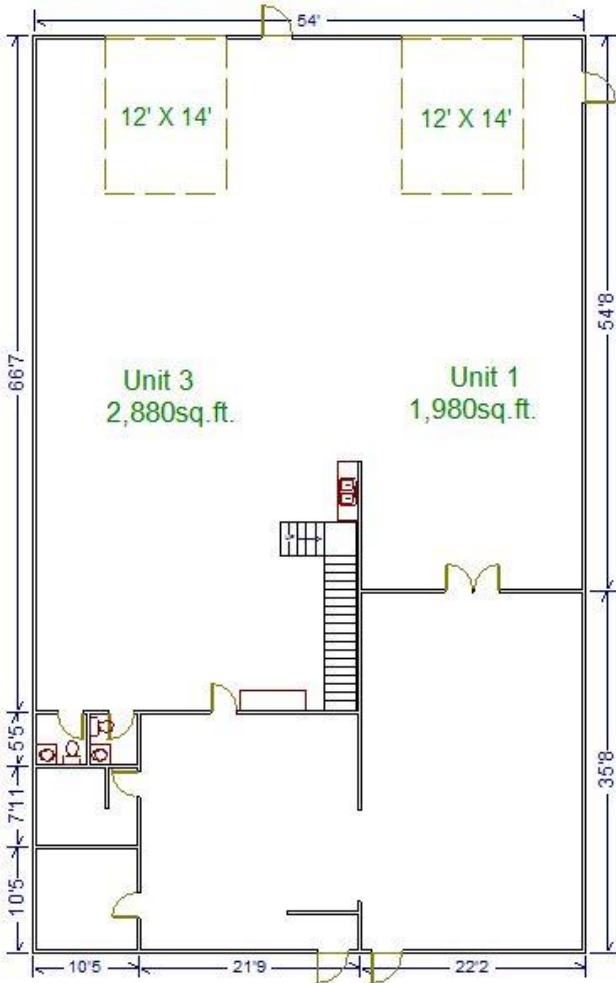


JOE PERRY | 587.679.6172 | JOE.PERRY@C21.CA



THE PERRY CLASS
REALTY GROUP

Unit's 1 & 3 - Centre 77 - 4,860sq.ft.



MUNICIPAL ADDRESS

7711 GAETZ AVENUE, RED DEER, AB

LEGAL DESCRIPTION LOT: 5 BLOCK: 4

PLAN: 762-0870

BUILDING SIZE:

OPTION 1: 4,860 SQ. FT.

OPTION 2: 2,880 SQ. FT

OPTION 3: 1,980 SQ. FT

AVAILABILITY: IMMEDIATELY

ZONING: C-4 (COMMERCIAL)

THE COST BREAKDOWN

OPTION 1:

Base Rate: \$5.00/sq.ft. - Option 1 Only!

Base Rate: \$8.00/sq.ft.

NNN: \$4.80/sq.ft.

Total Per Month:

Unit 1 & 3- \$3,969.00/month

Unit 1 - \$2,112.00/month

Unit 3 - \$3,072.00/month

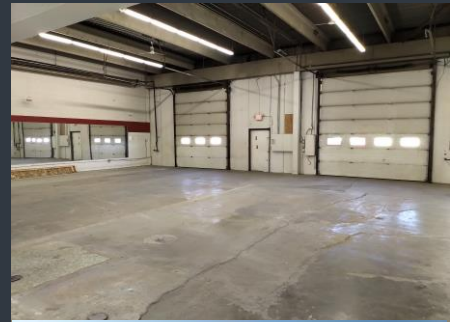
Pylon Signage: \$100.00/month



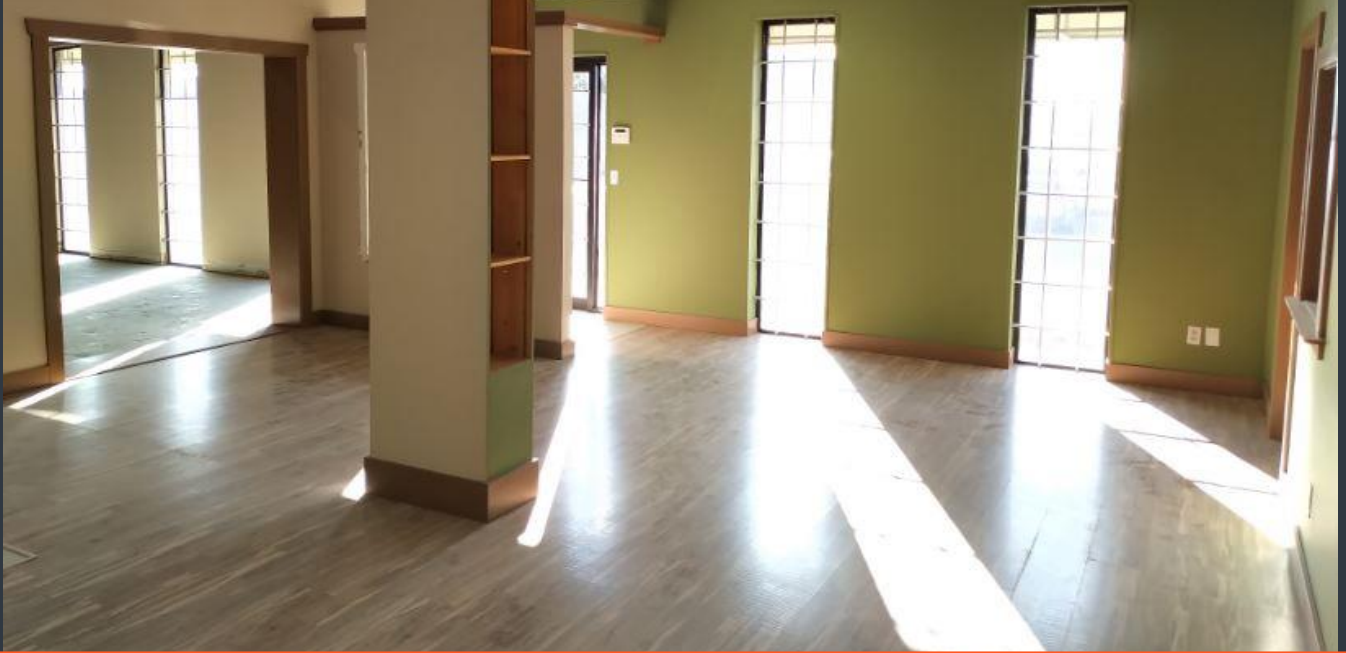


Unit 1

NOTES:



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Unit 3

NOTES:





Features Bay #1

- High Traffic
- Wide Open Display/Reception
- 54' X 22' Warehouse
- 1 – 12' X 14' Over Head Door
- Ample Front/Rear Parking
- Pylon Signage Available

Features Bay #3

- High Traffic
- Open Display/Reception
- 1+ Office
- IT Room
- Storage Mezzanine
- 2 Washrooms
- 1 – 2 compartment sump
- 1 – 12' X 14' Over Head Door
- Ample Front/Rear Parking
- Pylon Signage Available

