CENTURY 21. Advantage

FOR LEASE



Centre 77-North Gaetz

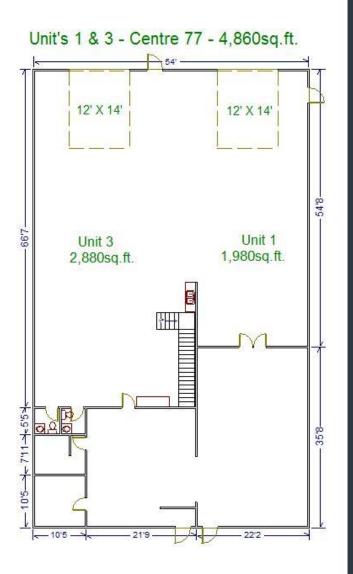
1,980 SQ FT. 2,880 SQ FT. 4,860 SQ FT.

7711 Gaetz Avenue Red Deer, Alberta

JOE PERRY 587.679.6172 JOE.PERRY@C21.CA







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: Base Rate: NNN: \$5.00/sq.ft. - <u>Option 1 Only!</u> \$8.00/sq.ft. \$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

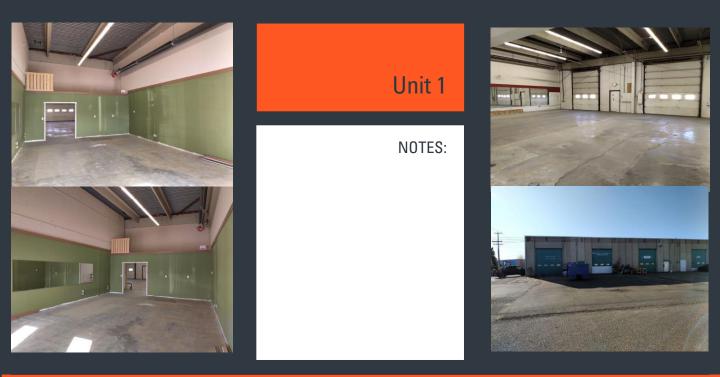


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The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.





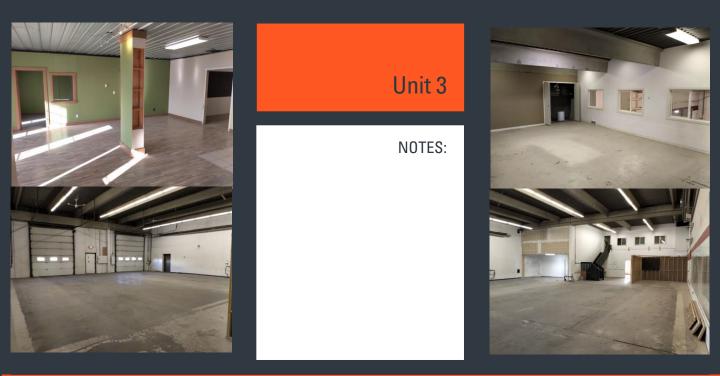


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Features Bay #1

- 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



FLOOR PLANNER

