

CENTURY 21[®]

FOR LEASE

Advantage



Centre 77-North Gaetz

1,980 SQ FT.

2,880 SQ FT.

4,860 SQ FT.

7711 Gaetz Avenue
Red Deer, Alberta

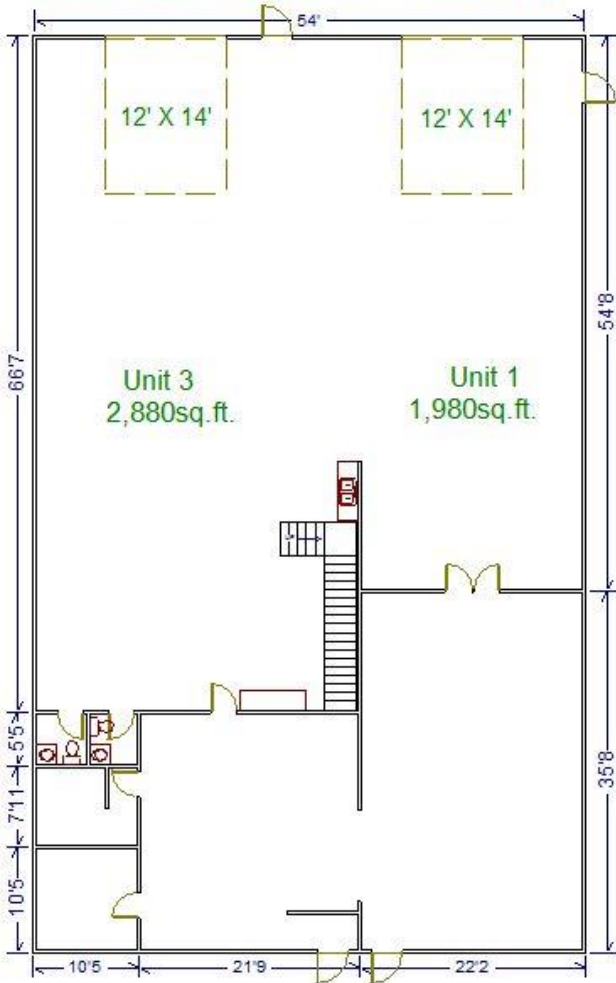


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THE PERRY CLASS
REALTY GROUP

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 – Unit 1 & 3

OPTION #2: 2,880 SQ. FT – Unit 3

OPTION #3: 1,980 SQ. FT – Unit 5

AVAILABILITY: IMMEDIATELY

ZONING: C-4 (COMMERCIAL)

THE COST BREAKDOWN

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

Base Rate: \$8.00/sq.ft.

NNN: \$4.82/sq.ft.

Total Per Month:

Option #1 - \$3,977.10/month

Option #2 - \$3,076.80/month

Option #3 - \$2,115.30/month

Pylon Signage: \$100.00/month





Unit 1

NOTES:





Unit 3

NOTES:



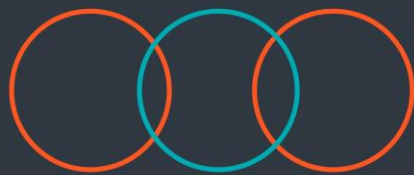


Features Bay #1

- 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



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REALTY GROUP

FLOOR PLANNER

