

# CENTURY 21<sup>®</sup> FOR LEASE

Advantage

## Centre 77- North Gaetz

7711 Gaetz Avenue  
Red Deer, Alberta

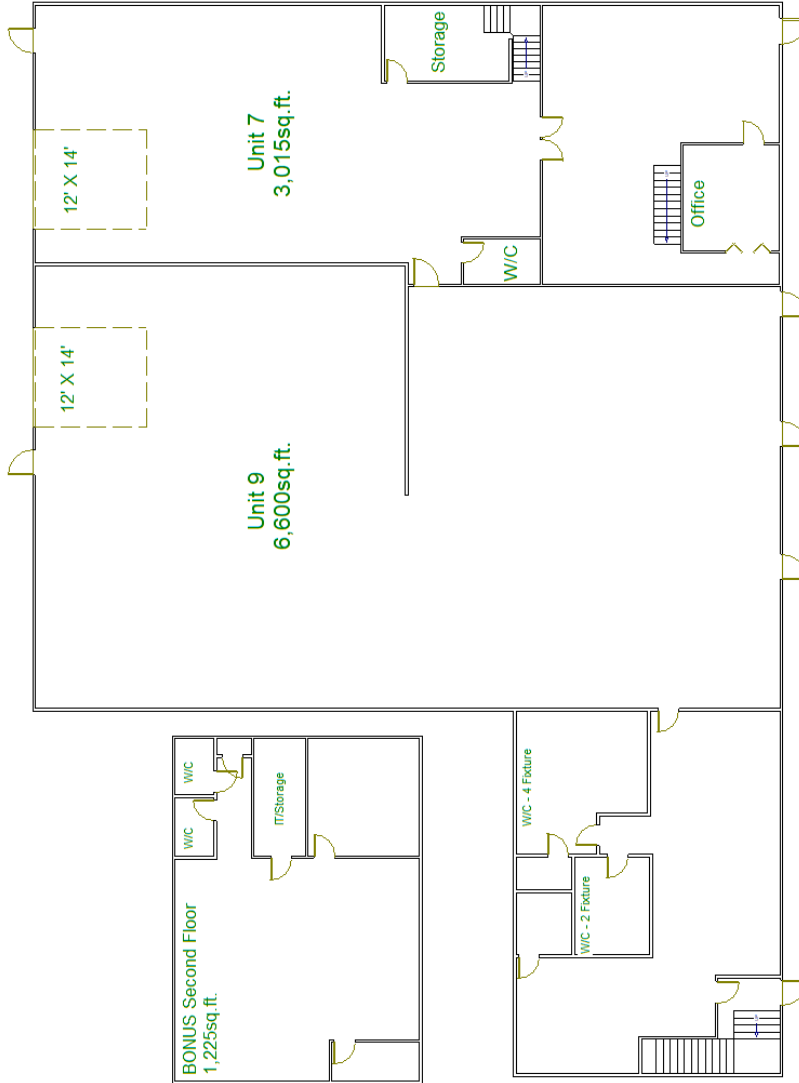


3,015 SQ FT.  
6,600 SQ FT.  
9,615 SQ FT.

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



THE PERRY CLASS  
REALTY GROUP



## MUNICIPAL ADDRESS

7711 GAETZ AVENUE, RED DEER, AB

## LEGAL DESCRIPTION

LOT: 5 BLOCK: 4 PLAN: 762-0870

## BUILDING SIZES:

**OPTION 1:** 3,015 SQ. FT – Bay 7

**OPTION 2:** 6,600 SQ. FT – Bay 9

\*With bonus 1,225 Developed Mezz.

**OPTION 3:** 9,615 SQ. FT – Bay's 7 & 9

\*With bonus 1,225 Developed Mezz.

**AVAILABILITY:** IMMEDIATELY

**ZONING:** C-4 (COMMERCIAL)

## THE COST BREAKDOWN

**Base Rate:** \$9.50/sq.ft.

**NNN:** \$4.82/sq.ft.

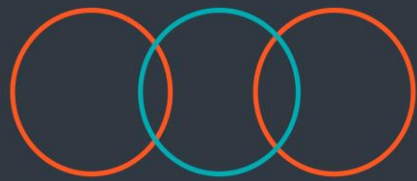
Total Per Month:

Option 1 - \$3,597.90/month

Option 2 - \$7,876.000/month

Option 3 - \$11,473.90/month

**Pylon Signage: \$100.00/month**



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## Unit 7

NOTES:



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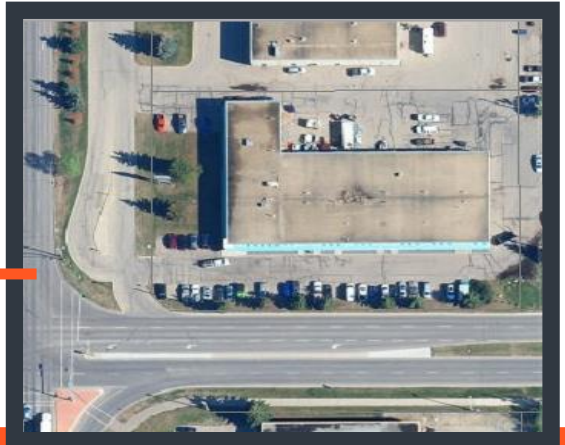




Unit 9

NOTES:



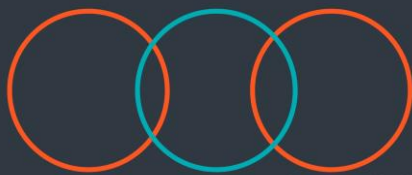


### Features Bay #7

- **High Traffic Exposure!**
- 1+ Office
- Storage Room
- 2 Storage Mezzanines
- Large Reception/Display Area
- 1 - 12x14 OHD
- Mix of Radiant and Forced Air Heat
- 18' Ceiling Height
- New High Bay Lighting.
- Ample Front/Rear Parking
- Pylon Signage Available \$100/month

### Features Bay #9

- **Extremely High Traffic Exposure!**
- Welcoming reception/retail area
- 2+ Offices
- IT Room/storage room
- **FREE Developed Mezzanine (1,225sf)**
- 4 Washrooms for large occupancy
- Wide Open Warehouse/retail area
- 18' Ceiling height with T5 Lighting
- 1 – 12' X 14' Over Head Door
- Ample Front/Rear Parking
- Pylon Signage Available \$100/month



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# FLOOR PLANNER

