

CENTURY 21[®]

Advantage

FOR SALE
OR LEASE



GOLDEN WEST

3,927 SQ. FT.

BAYS 2 & 3
6630-71 Street
Red Deer, AB

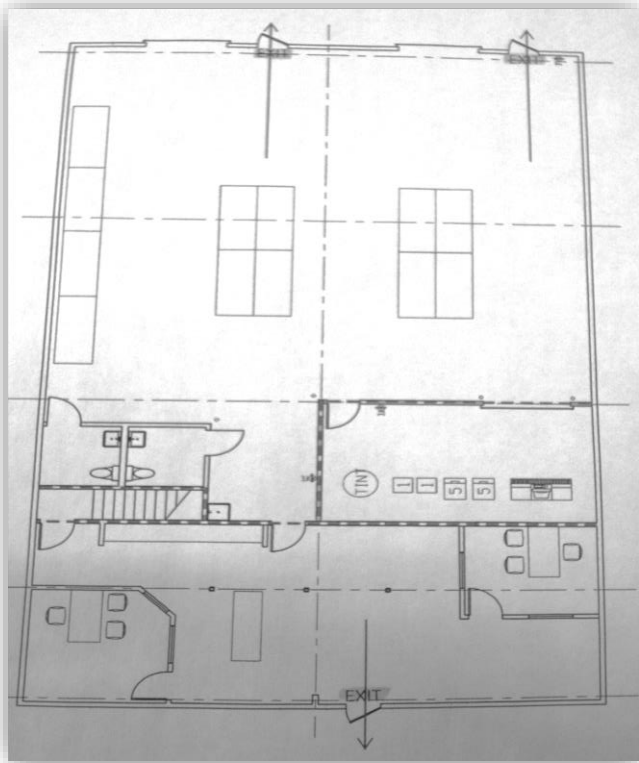


JOE PERRY | 587.679.6172 | JOE.PERRY@C21.CA



THE PERRY CLASS
REALTY GROUP

FLOORPLAN



MUNICIPAL ADDRESS

#2 & 3, 6630-71 STREET, RED DEER, AB

LEGAL DESCRIPTION

LOT: CDE UNIT: 2 & 3 PLAN: 022-4639

CONDO SIZE: 3,927 SQ. FT.

AVAILABILITY: IMMEDIATELY

ZONING: I-1 (LIGHT INDUSTRIAL)

THE COST BREAKDOWN

LEASE RATE:	\$8.00/SQ. FT.
NNN:	5.68/SQ.FT. (TBV)
TOTAL PER MONTH:	\$4,476.78 + GST
TAXES:	\$9,923.62- 2019
CONDO FEES:	\$757.00/MONTH
SALE PRICE:	\$540,000.00



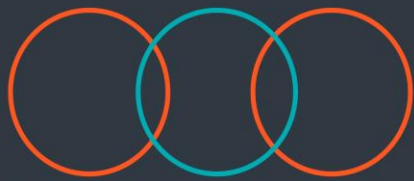
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OFFICES

NOTES:





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SHOP & YARD

NOTES:



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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.

FEATURES

- Large Fenced Compound in Yard
- Two 12' x 14' Overhead Doors
- Radiant Heat
- Fluorescent Lighting
- Parts/Storage Room
- 20' x 49' Mezzanine in Shell State Ready to be Developed
- 3 Phase Power (120/140v)
- 22' Shop Ceiling Height
- 2 Offices
- Extremely Well Maintained Unit

