

**CENTURY 21 ADVANTAGE
COMMERCIAL®**

For Lease

**12,500 sq ft on
1.47 acres**



**1-4 Burnt Basin Street
Red Deer, Alberta**

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CENTURY 21®
Advantage

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CENTURY 21 ADVANTAGE COMMERCIAL®

Municipal Address:

1-4 Burnt Basin Street, Red Deer, AB

Legal Description:

Lot 21; Block 1; Plan 0627207

Size:

12,500 sq ft

Site area:

Dedicated 1.47acres- Fenced/ gravelled

Taxes (2019):

\$95,492

Age:

2012

Zoning:

I1- heavy industrial

Available:

Immediately

Lease Price:

\$10.00/psf

NNN:

\$3.50/psf

TOTAL ASKING PRICE: \$14,062.50/ month

Property details:

- Stand alone shop w/ 100' long x 125' – 118' yard space from back of fence to back of shop
- seven offices + board room+ reception + 4 baths
- Paved entrance/ apron around fronts of the buildings, hard packed/ graveled yard, secured fencing
- 10-12' x 16' bays 4- Drive thru bays (front) 6 bays at back
- Metal clad interior/exterior
- 21' ceiling



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.

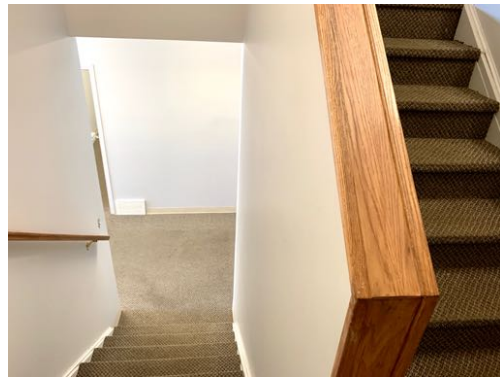
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