RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

FOR LEASE

5580 45 STREET #C5, RED DEER

Located in Capstone

LOCATION:
Cronquist Business Park

SITE AREA:
1,127 Square Feet

ZONING:
RL-C

PRICE:
$14.25 Per SF

PRESENTED BY

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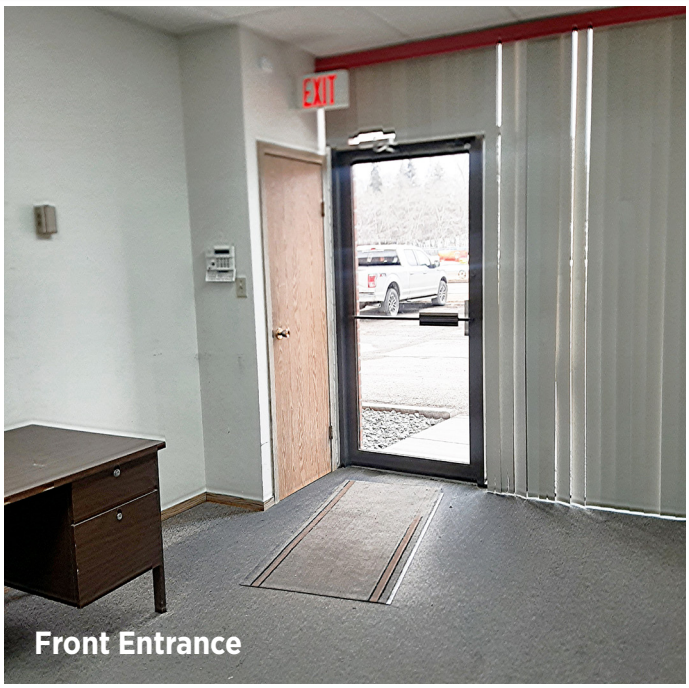
THE PROPERTY
5580 45 STREET #C5

CRONQUIST BUSINESS PARK/CAPSTONE AREA

Sought after location in the C building of Cronquist Business Park, close to the developing Capstone area. This space offers lots of natural light and ample parking for both staff and customers. Neighboring tenants include Primerica, Great Strides Shoes, and the Red Deer Fencing Club. The unit is in close proximity to the busy Troubled Monk Brewery. Annual basic rent is $14.25/SF and additional rent is $7.80/SF



Front Entrance

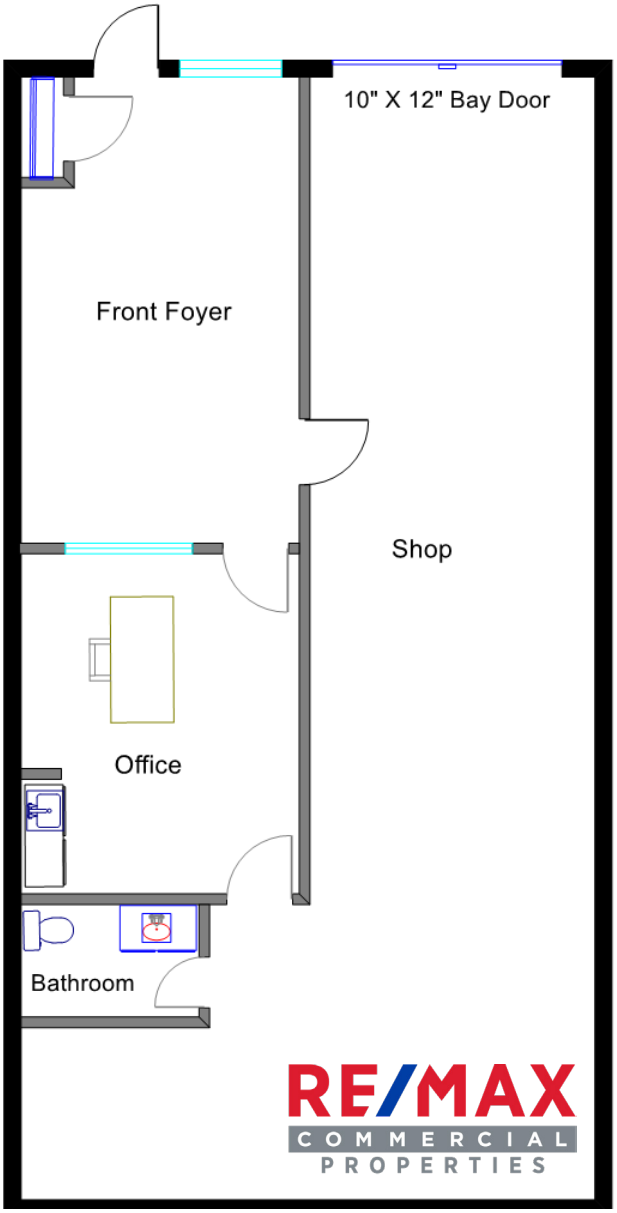
PROPERTY DETAILS

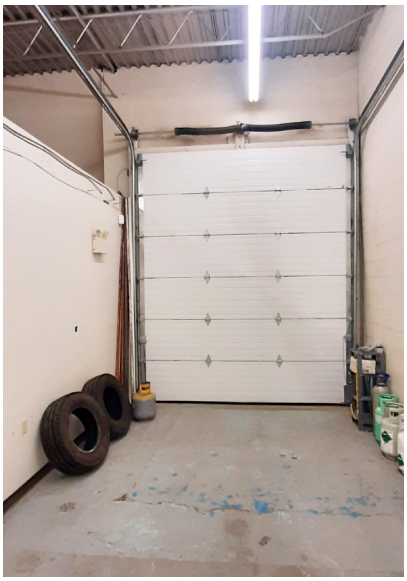
MUNICIPAL:	Bay C5, 5580 45 St Red Deer
LEGAL LAND DESCRIPTION:	Plan 0024901 Block 0 Lot 3
SIZE & FLOORS:	Main Floor **1,127 SF** • Office ± 150 SF • Shop ± 700 SF • Foyer ± 250 SF
ZONING:	RL-C
YEAR BUILT:	1979
PARKING:	Paved & street parking
LEASE PRICE:	$14.25 Per SF/ $1,338.31 Monthly
NNN COST:	$7.80 Per SF / $732.55 Monthly
TOTAL COST:	**= $2,070.86 Monthly**

Includes: Landscaping & snow removal, Waste removal, Building insurance, HVAC Maintenance, Management fees & water.

***Tenant is responsible for power & gas**
** **Tenant is responsible for GST**

PROPERTY PHOTOS





CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP

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