

# FOR LEASE

7875 48 AVENUE #10 & 17

Northlands Industrial Park



**LOCATION:**

7875 48 Ave, Red Deer



**SITE AREA:**

2,288 Square Feet



**ZONING:**

I1 - light industrial



**PRICE:**

\$6.00 Per SF

**PRESENTED BY**

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# THE PROPERTY

7875 48 AVENUE #10 AND 17

**FOR LEASE** - 2,288 SF well maintained industrial condo unit which is located on the busy north end of Red Deer in Northlands Industrial Park. This unit includes:

- » **Front office space which includes:**
  - Large reception area with windows
  - One office
  - One staff lunchroom
  - Two washrooms
- » **Open mezzanine space the size of the front office space**
- » **Air conditioned office space**
- » **The shop includes florescent lighting and forced air heating**
- » **One 10' x 12' overhead door with a hydraulic unloading lift**
- » **20' foot ceilings**
- » **Paved parking in the front and behind the bay**

This property is available for lease at \$6.00 Per SF for the 1st year on a long term lease with operating cost being \$7.88 Per SF for the 2023 year.



# PROPERTY AMENITIES / DETAILS

## PROPERTY DETAILS

MUNICIPAL:	7875 48 Avenue #10 & 17, Red Deer
LEGAL LAND DESCRIPTION:	Pla: 8022412, Block: 0, Lot: 10 & 17
TOTAL SIZE:	SF of Building <b>± 2,288 SF</b>
ZONING:	I1 - Light Industrial
YEAR BUILT:	1978
PARKING:	Shared common parking lot

### FOR LEASE

LEASE PRICE:	<b>\$6.00 PSF / \$1,144 Monthly</b>
NNN COST:	<b>\$7.88 PSF / \$1,502.45 Monthly</b>
TOTAL:	<b>= \$2,646.45 Monthly</b>

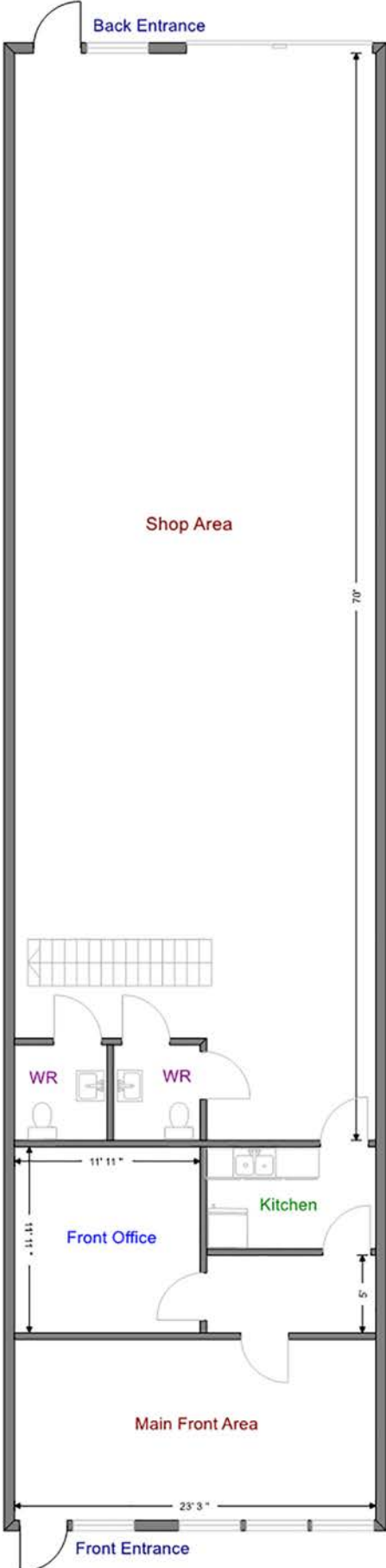
\*\* Tenant is responsible for GST

**PROPERTY TOUR**

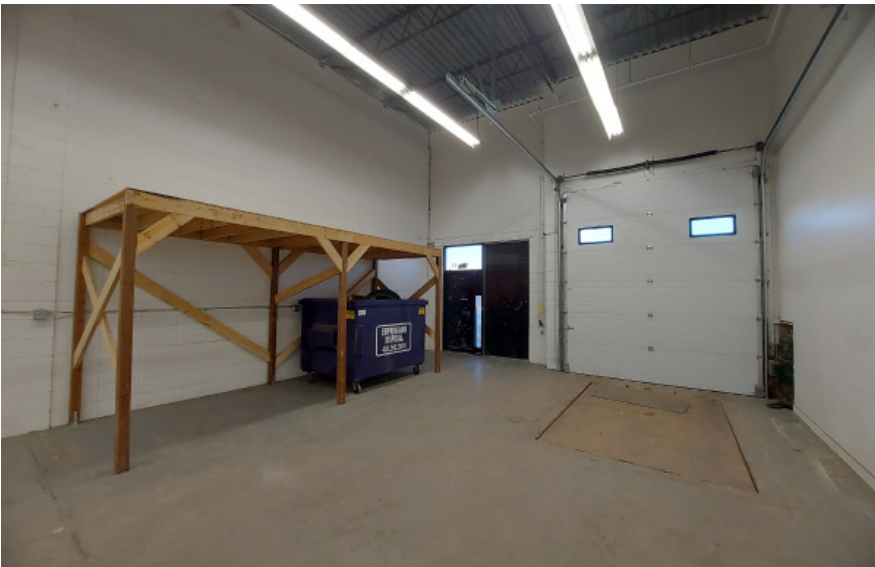




# PHOTOS / FLOOR PLAN

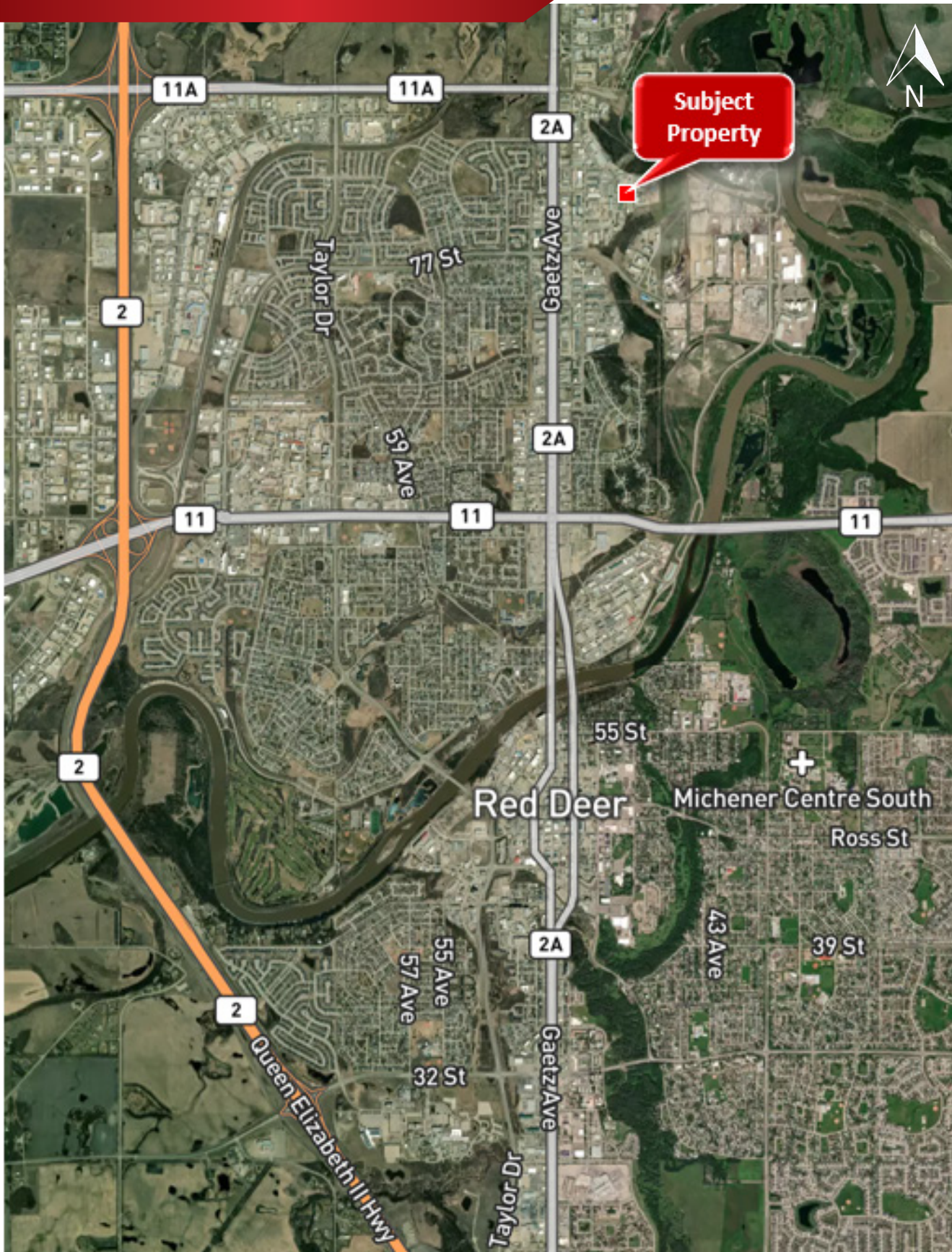


# ADDITIONAL PHOTOS





# LOCATION / MAP



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PROPERTIES



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