



FOR LEASE 5560 45 STREET, BAY #11

Prime Capstone Location



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E 10 5560-4581

PRESENTED BY

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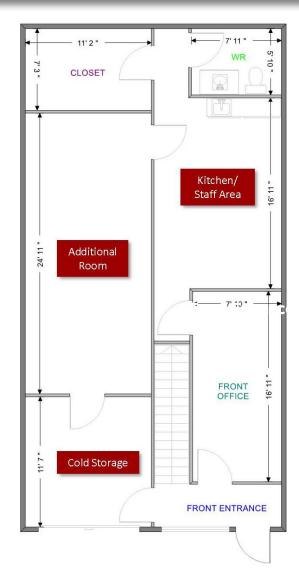
THE PROPERTY 5560 50 STREET, UNIT E11

FOR LEASE - 1,124 SF main floor available for gross lease in the sought after Riverlands Capstone area. This space includes:

- » Easy access from Taylor drive.
- » Front office area, cold storage with OH bay door, additional back room , kitchen/staff area and washroom.
- » Neighbouring tenants include: Red Stag Barbershop, Cry Baby Hair Haus, Troubled Monk Brewery, and the Red Deer Wellness Clinic.







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PROPERTY DETAILS

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MUNICIPAL:	5560 50 Street, Unit E11, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 0022264, Block: 0, Lot: 11
TOTAL SIZE:	SF of Building ± 1,124 SF
ZONING:	RL-C - Commercial
YEAR BUILT:	1978
PARKING:	Paved parking lot/ street parking
LEASE PRICE:	\$2,000.00/ Monthly
NNN COST:	Included in Gross Cost
TOTAL COST:	= \$2,000.00 (Monthly Gross)



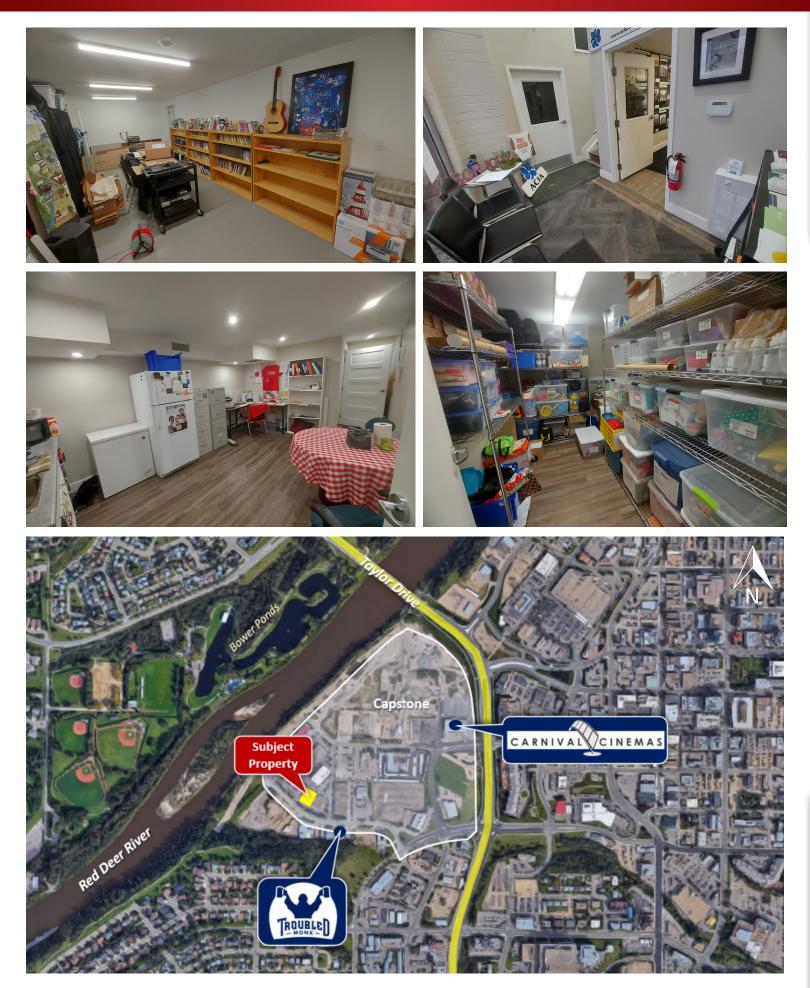


*Tenant is responsible utilities ** Tenant is responsible for GST





PROPERTY PHOTOS AND MAP



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



YOUR RE/MAX COMMERCIAL TEAM

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