

# FOR LEASE

5580 45 STREET, BAY #C6

Prime Capstone Location



**LOCATION:**

5580 45 Street  
Red Deer



**SITE AREA:**

±1,335  
Square Feet



**ZONING:**

CAP-C  
Commercial



**PRICE:**

\$14.00 Per SF  
\$8.00 PSF NNN

**PRESENTED BY**

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# THE PROPERTY

5580 45 STREET, UNIT C6

**FOR LEASE** - 1,335 SF sought after location in the C building of Cronquist Business Park available for lease. This space includes:

- » Easy access from Taylor drive.
- » Located in the developing Capstone area.
- » Front reception area, two front offices, one with an OH door , a large additional room, a staff lunchroom, two washrooms. and additional work stations and storage space
- » Neighbouring tenants include: Red Stag Barbershop, Cry Baby Hair Haus, and the Troubled Monk Brewery
- » Ample parking for staff and clients

Annual basic rent is \$14.00 Per SF and additional rent is \$8.00 Per SF.



# PROPERTY DETAILS

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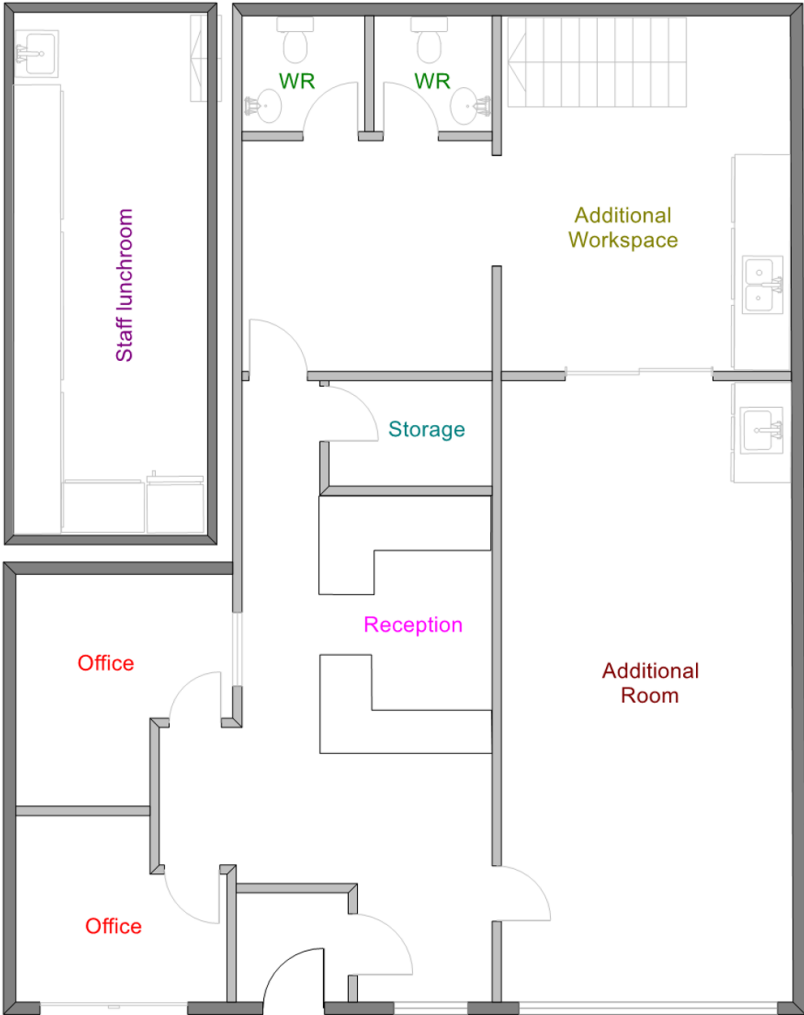
<b>MUNICIPAL:</b>	5580 45 Street, Unit C6, Red Deer
<b>LEGAL LAND DESCRIPTION:</b>	Plan: 0024901, Unit: 6
<b>TOTAL SIZE:</b>	SF of Building $\pm$ <b>1,335 SF</b>
<b>ZONING:</b>	RL-C - Commercial
<b>YEAR BUILT:</b>	1978
<b>PARKING:</b>	Paved parking lot/ street parking
<b>LEASE PRICE:</b>	<b>\$14.00 PSF/ \$1,557.50 Monthly</b>
<b>NNN COST:</b>	<b>\$8.00 PSF/ \$890 Monthly</b>
<b>TOTAL COST:</b>	<b>= \$2,447.50 Monthly</b>

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



# PROPERTY PHOTOS AND FLOOR PLAN

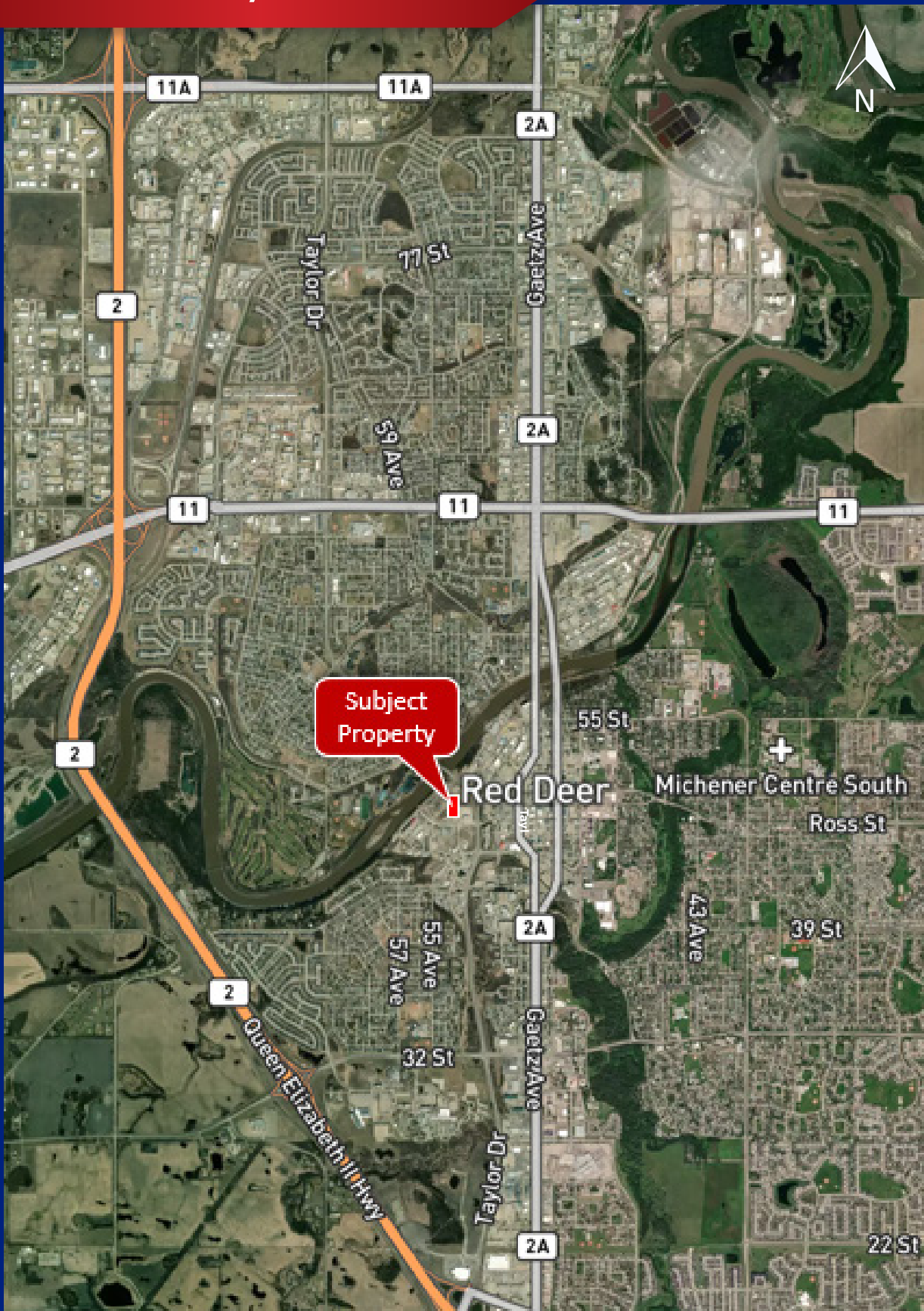
2nd Floor



Front Entrance



# LOCATION / MAP



403.986.7777

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**RE/MAX**  
COMMERCIAL  
PROPERTIES

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