

FOR SUB-LEASE

BAY 3, 7887 50 AVENUE, RED DEER

Northlands Industrial Park



LOCATION:

7887 50 Ave, Red Deer



SITE AREA:

1,169 Square Feet



ZONING:

C4 - Commercial



PRICE:

\$11.00 Per SF

PRESENTED BY

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THE PROPERTY

BAY 3, 7887 50 AVENUE

FOR LEASE - 1,169 Square Foot well maintained industrial unit which is located on the busy north end of Red Deer in Northlands Industrial Park. This unit currently includes:

- » **Open shop space**
- » **One 12' x 14' Overhead door**
- » **One washroom**
- » **Paved parking in the front of unit**
- » **±400 SF open mezzanine**
- » **Additional storage room**
- » **Great location with direct exposure to Gaetz Avenue**

This property is available for lease at \$11.00 per SF and operating costs are estimated at \$6.00 per SF for the 2025 year.



PROPERTY PHOTOS / DETAILS

PROPERTY DETAILS

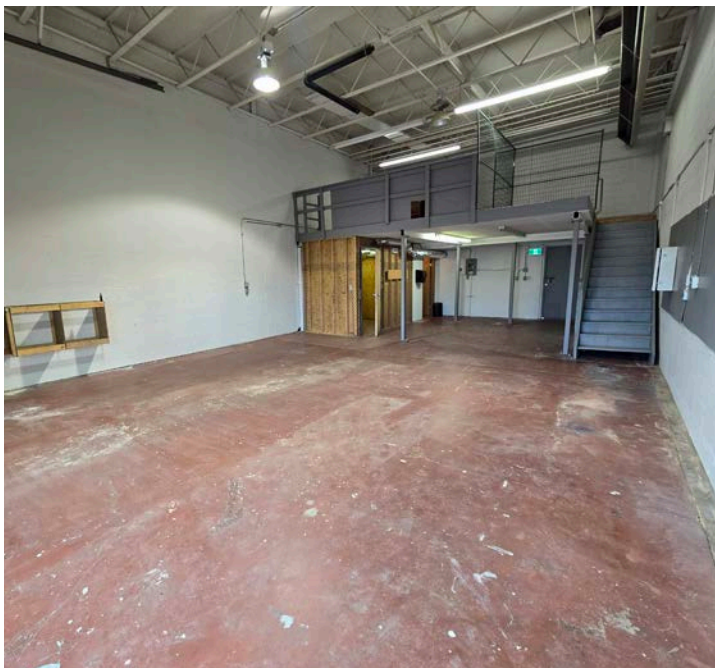
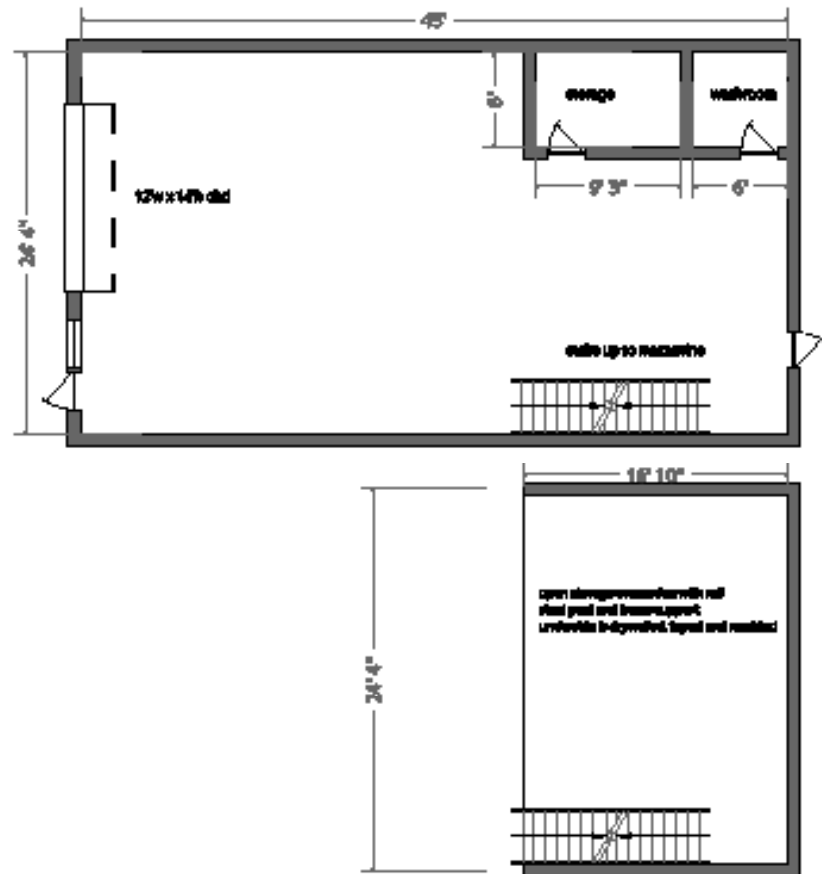
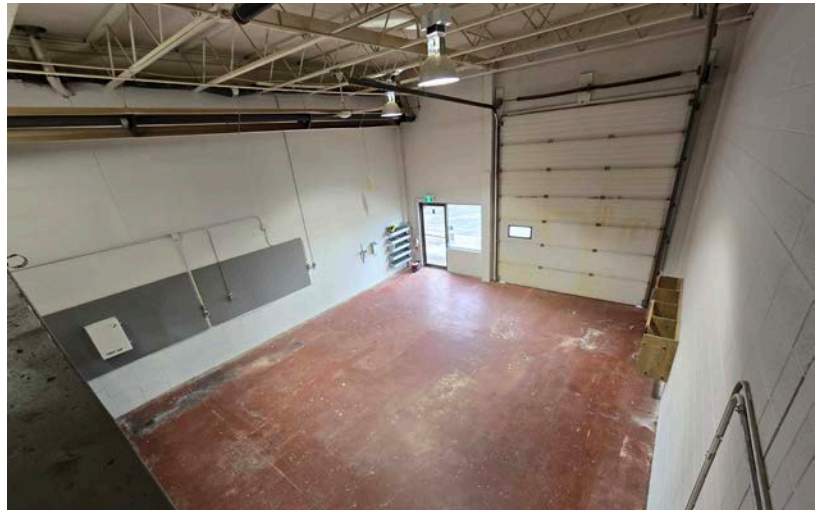
MUNICIPAL:	Bay 3, 7887 50 Avenue
LEGAL LAND DESCRIPTION:	Plan: 7921541, Block: 5, Lot: 10C
TOTAL SIZE:	SF of Unit ± 1,169 SF Main Floor = 1,169 SF Mezzanine = ±400 SF
ZONING:	C4 - Commercial
YEAR BUILT:	1982
PARKING:	Shared common parking lot

FOR LEASE

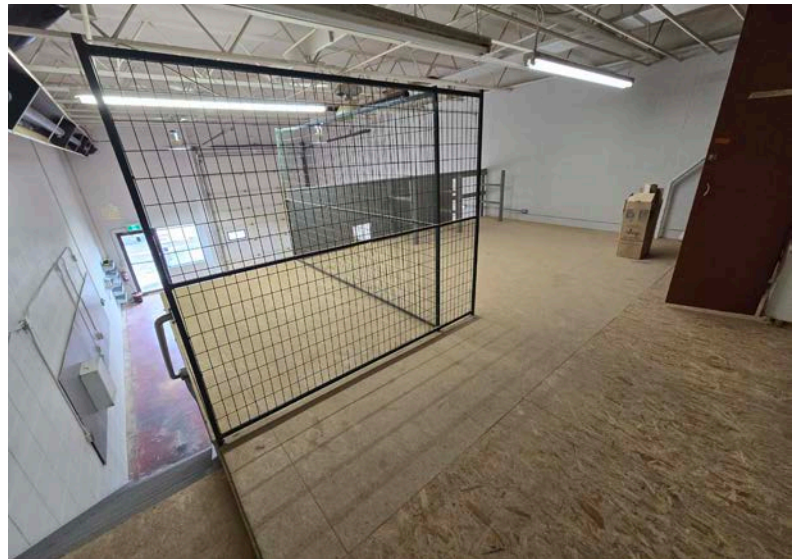
LEASE PRICE:	\$11.00 PSF/ \$1,071.58 Monthly
NNN COST:	\$6.00 PSF/ \$584.50 Monthly
TOTAL	\$1,656.08 Monthly

** Tenant is responsible for GST

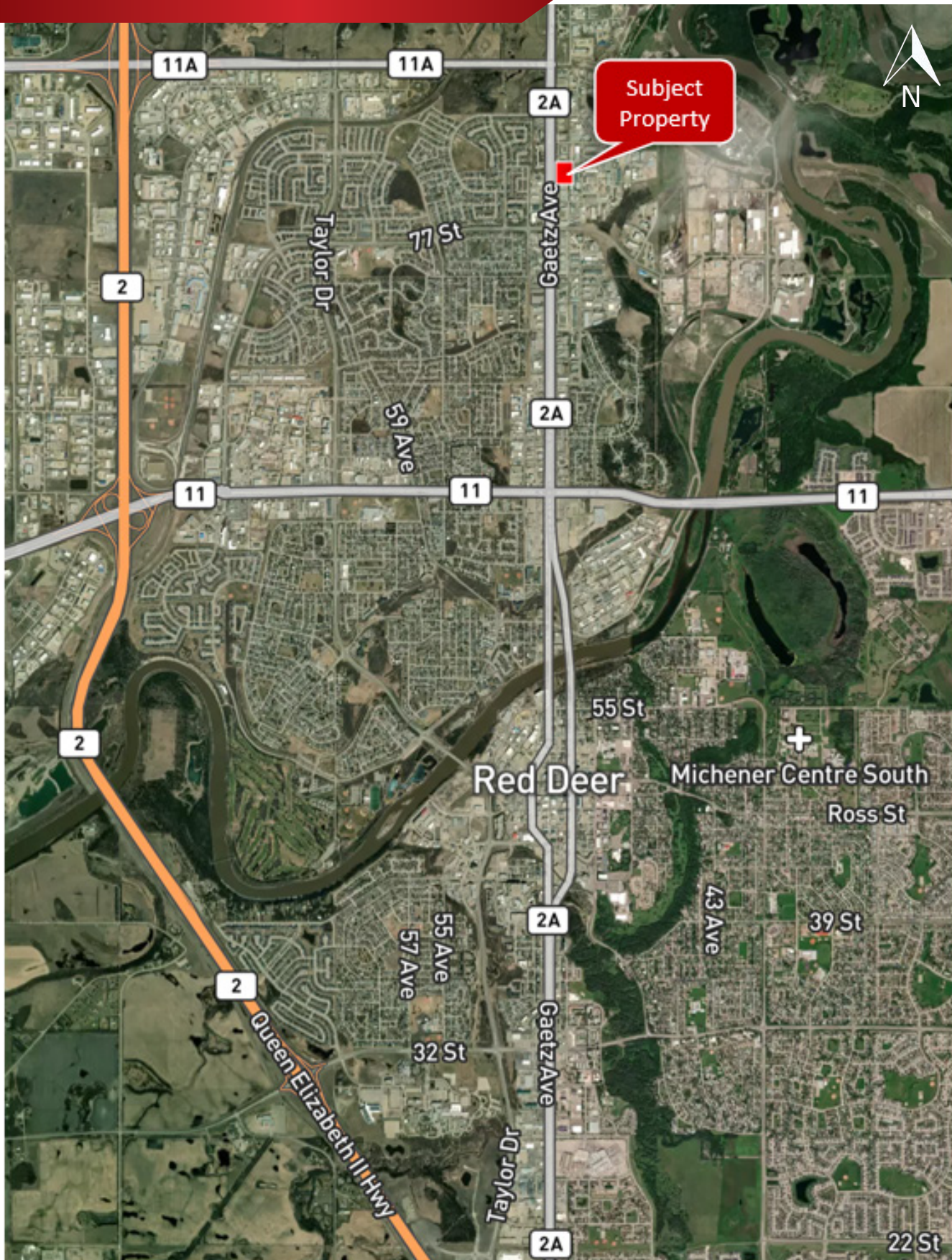
PROPERTY TOUR



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777



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REMAX
COMMERCIAL
PROPERTIES

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



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