

FOR LEASE

UNIT 10A, 6791 GAETZ AVENUE



LOCATION:

Pines Plaza
North Red Deer



SITE AREA:

1,400
Square Feet



ZONING:

C2 - District
Shopping Centre



PRICE:

\$18.00 Per SF
Introductory Rate

PRESENTED BY

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THE PROPERTY

UNIT 10A, 6791 GAETZ AVENUE

PINES PLAZA

1,400 SF built out space available for lease. This unit is located in Pines Plaza, and is currently being used as a Chiropractic office. Just off of Gaetz Avenue, this location offers plenty of shared, paved parking for staff and customers. Unit includes:

- A Reception Area
- 6x Additional Rooms
- 1x Washroom
- Additional Storage Room
- 2x Offices
- A Bright Open Front Area
- Free Parking for Staff & Clients
- C2 - Multi-Neighbourhood Commercial Zoning
- Additional Sink in One Room
- Back Door Access

Additional Rent is estimated at \$9.54 per SF for the 2025 budget year.



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REMAX
COMMERCIAL
PROPERTIES

PROPERTY PHOTOS / DETAILS

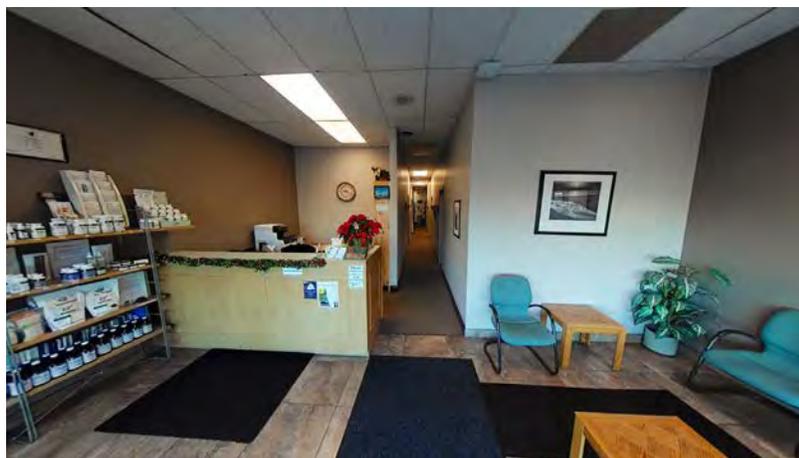
PROPERTY DETAILS

MUNICIPAL:	Unit 10A 6791 Gaetz Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 633NY Block 1 Lot 10
TOTAL SIZE:	± 1,400 SF
ZONING:	C2 - District Shopping Center
YEAR BUILT:	1978
PARKING:	Shared common parking lot
LEASE PRICE:	\$18.00 PSF / \$2,100.00 Monthly Introductory Rate Incentive
NNN COST:	\$9.54 PSF / \$1,113.00 Monthly
TOTAL COST:	= \$3,213.00 Monthly

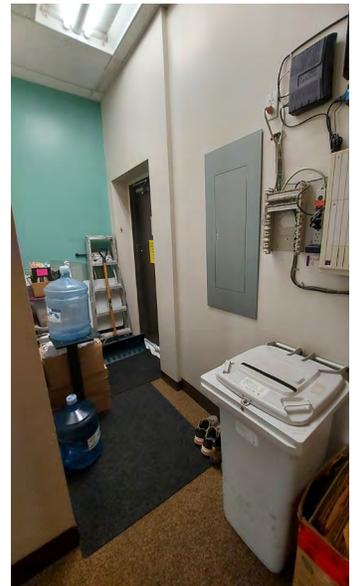
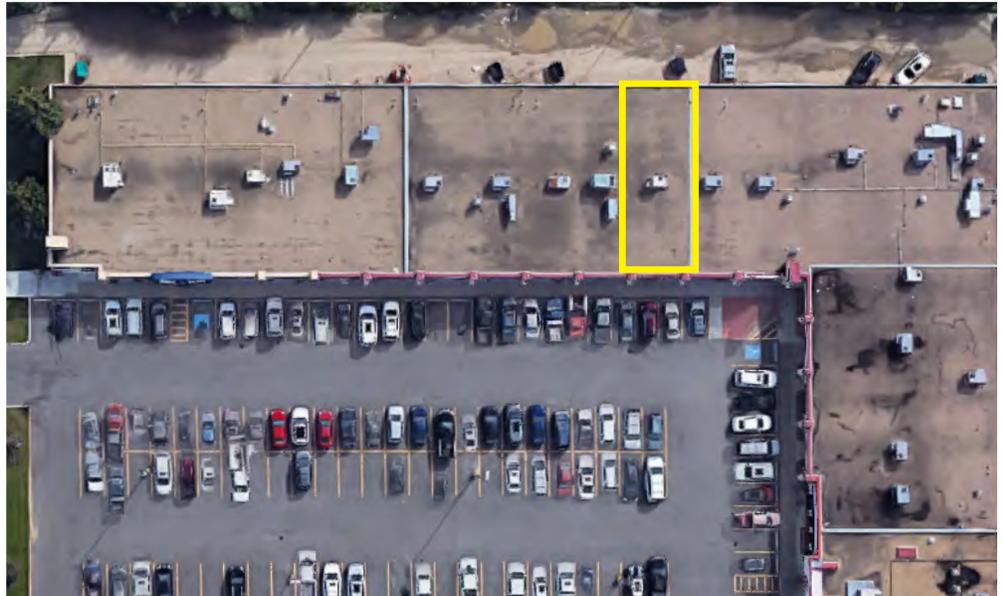
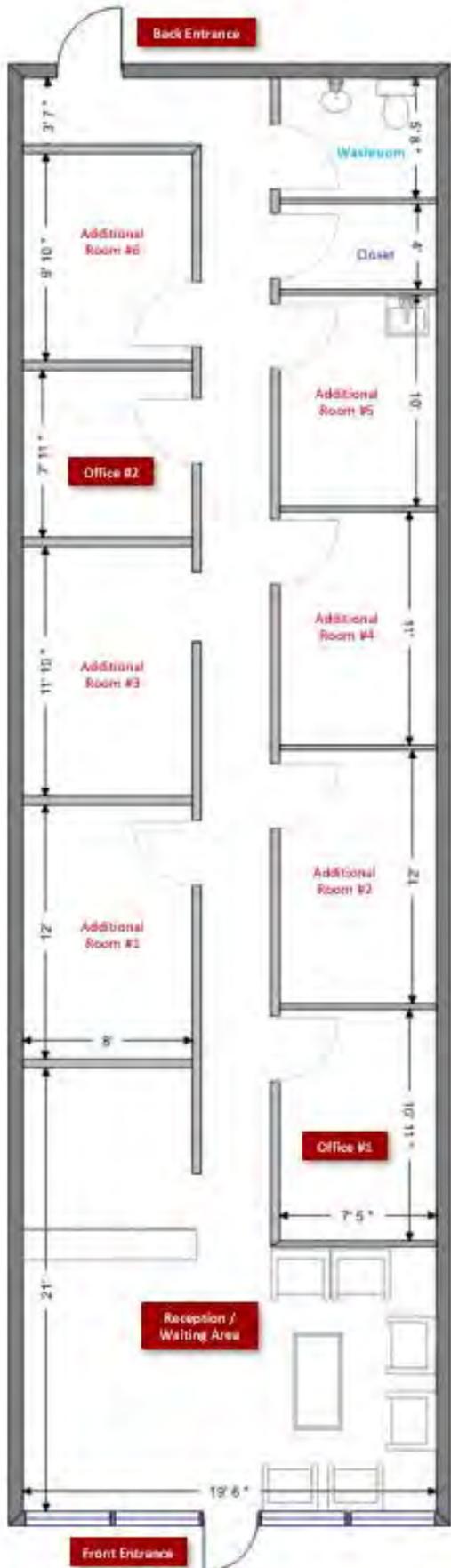
*Tenant is responsible for gas and power

** Tenant is responsible for GST

**PROPERTY
TOUR**



PROPERTY FLOOR PLAN / MORE PHOTOS



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

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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REMAX
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