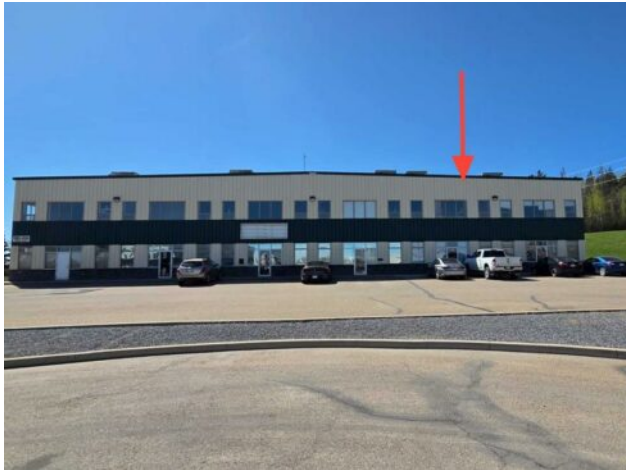


**101, 7485 45 Avenue Close
Red Deer, Alberta****MLS # A2219406****\$12 per sq.ft.****Division:** Riverside Heavy Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Contractors**Bus. Name:** -**Size:** 1,500 sq.ft.**Zoning:** I-2 Heavy Industrial**Heating:** Natural Gas, See Remarks**Floors:** -**Roof:** Metal**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** any blinds or window coverings if left behind by most recent tenant**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** See Remarks

Affordable and practical industrial/ warehouse bay located in the riverside heavy industrial park. Current use is siding contractor, tenant since early 2021. Other Tenants in building include plumber, flooring company, HVAC contractor and coffee services company. Open front office/ display area approx. 500 SF and 1000 SF of warehouse; with open mezzanine above office area. two washrooms (one shop and one office area). space was mostly repainted in 2021. Warehouse-hi Bay halide lighting 14 x 12 overhead door, radiant tube heater in warehouse area. Front paved parking, back yard area is partially paved, remaining yard is graveled. Office area is air conditioned, vinyl plank flooring ideal for open office and or display. 2 x4 recessed florescent tube lights in t bar Ceiling grid. Common area costs estimated for 2026 at \$5.50 per square foot. (\$656.00 per month) Tenant has own electrical and gas meter, Telus is service provider for phone and internet.