



## 4830 78 Red Deer, Alberta

None

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

MLS # A2243775



## \$11 per sq.ft.

Division:	Northlands Industrial Park
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,715 sq.ft.
Zoning:	-
	Addl. Cost:
	Based on Year: -
	Utilities: -
	Parking: -
	Lot Size: -
	Lot Feat: -

Part of a multi-tenant building in Northlands Industrial park. Main floor front area has large storage area with windows and a washroom. Currently the mezzanine in the shop is wide open but can be framed in for 2 rooms. The shop has a separate washroom, infrared heating, florescent lighting, sump and 12'x14' overhead door with Lexan panels. The shop has an approximate 19' ceiling height. with a shared graveled rear yard. Estimated NNN is \$3.40/sq.ft. The landlord is willing to negotiate 3 months free basic rent on an accepted 3-5 year lease!!!