

**15, 7667 50 Avenue
Red Deer, Alberta****MLS # A2276699****\$11 per sq.ft.****Division:** Northlands Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Northland 2**Bus. Name:** -**Size:** 4,096 sq.ft.**Zoning:** C-4**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 3.76 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** None

Great location with terrific exposure to heavily travelled Gaetz/50 Avenue. This is a well maintained building. Unit with retail frontage. lots of customer parking with easy access from 77th Street and Gaetz/50 Avenue. Warehouse area is radiant tube heating, and the retail/sales area is heated by a gas furnace. Electrical consists of Phase 3 100-amp power. Base Rent is \$11.00 per sq. ft. per year with escalations assuming 5-year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.