

**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.