

1, 7628 49 Avenue  
Red Deer, Alberta

MLS # A2072057



**\$8 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,112 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.09 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

End unit 2112 SF with 12 x 14 overhead door, florescent warehouse lighting, floor drain. Office area is one office with reception/display area, one washroom located in warehouse portion of the space. Tenant has use of sign can on front of building. Access for front and rear of building off 49 Ave just north of 76 Street. Rate as shown is for year one of a multi year lease, landlord open to shorter terms. Additional improvements to space based on terms offered and covenant presented. Additional rents for 2024 estimated at \$4.00 psf per year; Tenant pays own electricity and heat.