

**1780 49 Avenue
Red Deer, Alberta**

MLS # A2106365



\$14 per sq.ft.

Division: West Lloydminster City

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 26,200 sq.ft.

Zoning: C4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.09 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Westerner Park, this 26,200 SF building is available for lease. The front office includes a reception area and waiting room, three large offices, two washrooms, a service station with a built-in counter, and a staff lunchroom on the second floor. There are two separate shops, located on the Northwest and Southeast of the building. The Northwest shop is split into three sections and includes (8) 16' x 12' overhead doors, an additional parts room/office, and two washrooms. The Southeast shop is separated into two sections. The first section includes (2) 16' x 12' and (2) 14' x 12' overhead doors that create two drive thru bays. The remaining 7,656 SF shop space in the Southeast portion of the building features (8) 16' x 12' overhead doors. There is a paint booth in the Southeast shop that can be leased for an additional \$2,500.00 per month. The Landlord is willing to demise the building or remove the paint booth upon request, with rates adjusted accordingly. The building sits on 3.09 acres and the property is fully paved, with parking stalls available directly in front the building. Additional Rent is estimated at \$4.73 per square foot.