

**5F, 7611 49 Avenue
Red Deer, Alberta**

MLS # A2205507



\$9 per sq.ft.

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,001 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.66 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

A multi-tenant building in the Northland Industrial area. Unit located in the highly visible Truck Town building at the east end of 76 Street. Parking at the side of the building is paved with 1 loading door at grade level. Unit consists of an office area (approx. 12' x 14'), 1 washroom and the rest warehouse/open space suitable for storage, small shop or truck parking. One man-door and 1 overhead door. Current NNN is \$4.75 per sq. ft. per annum.