

FOR LEASE

17, 7711 50TH AVENUE
RED DEER, AB





About the Property

Now available for lease, this end unit in the Centre 77 multi-tenant complex offers direct exposure to Gaetz Avenue, one of Red Deer's busiest arterial roads.

The space features an open retail area suitable for a showroom or merchandise display, complete with a sales counter, private washroom, and a small office or lunchroom. A 12' x 14' overhead door provides convenient rear access for deliveries or service. Interior features include approximately 18' clear ceiling height to beam, high bay LED lighting, and a make-up air unit.

Zoned C4, the unit supports a wide range of commercial uses. Dedicated customer parking is available in front of the unit, with additional stalls along the side.

The property also includes access to a prominent pylon sign for added business visibility. Immediate possession is available. Surrounding businesses include Nufloors Red Deer, Nossack Fine Meats, Rona, Wesco, Gregg Distributors LP, and Mas-Pro.

LEGAL DESCRIPTION

Plan 7620870, Block 4, Lot 5

UNIT SIZE

1,498 SF

LOCATION

Northlands Industrial Park

ZONING

C4 - Major Arterial Commercial Zone

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$5.45 PSF

MONTHLY RENT

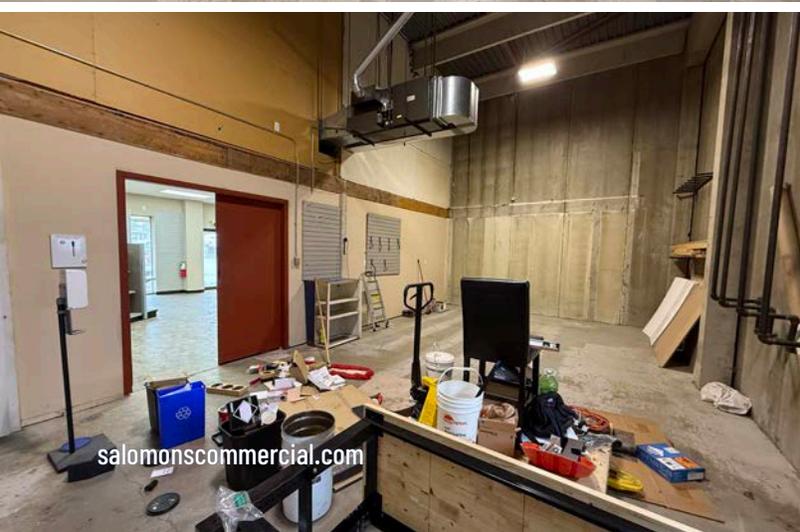
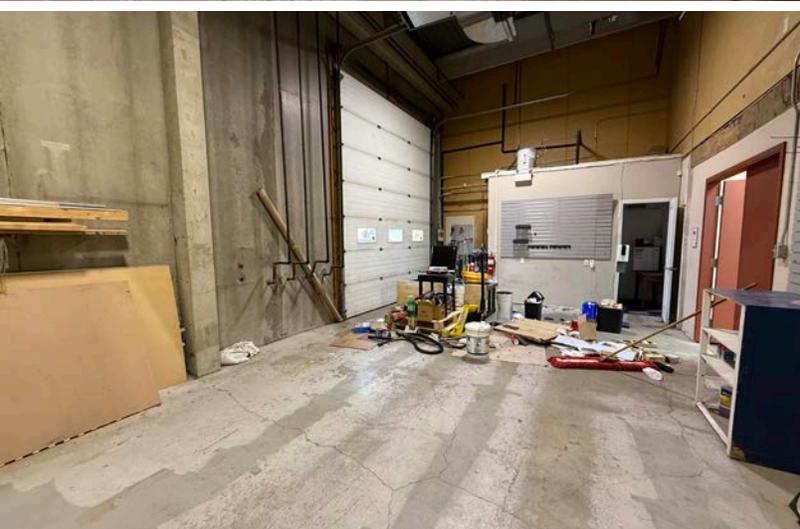
\$2,303.18 + GST

POSSESSION

Immediate

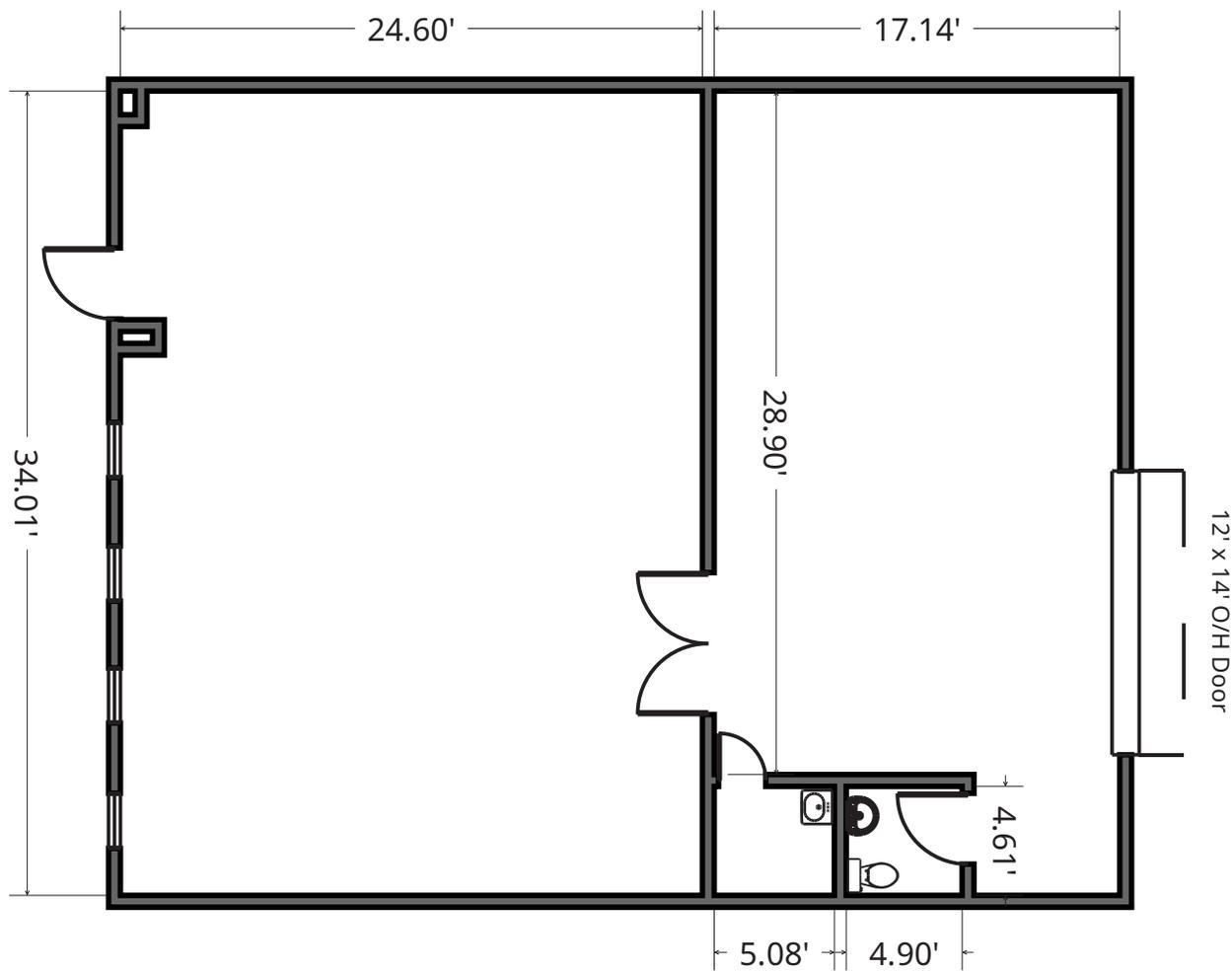


7711 50 Avenue



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Floor Plan





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