

# FOR LEASE

BAY 1, 6721 67 AVENUE  
RED DEER, AB





## About the Property

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This 2,400 SF end-cap industrial unit in Golden West offers a functional layout suited for a range of users. The well-maintained space has been recently updated with new flooring and paint. It features a bright, open reception area with front window exposure, two large private offices, two washrooms, and an open shop area. Within the shop is an additional storage room that can be utilized as a parts room or additional office. The bay measures 29' x 50' and is equipped with a 14' x 16' overhead door.

The property includes access to a shared common yard that is graveled, fenced, and secure. Zoned I1, the site supports a variety of industrial uses. Ideally located with quick access to QEII, Johnstone Drive, 67 Street, and Highway 11, and situated just north of Golden West Plaza with nearby amenities including Esso/Circle K, McDonald's, State & Main, and Taco Time. Possession is negotiable.

## PROPERTY Details

### LEGAL DESCRIPTION

Plan 8120799, Block A, Lot 2C

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### UNIT SIZE

2,400 SF

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### LOCATION

Golden West

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### ZONING

I1 - Light Industrial

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### LEASE RATE

\$13.00

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### ADDITIONAL RENT

TBV

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### MONTHLY RENT

TBV

**LOADING**

(1) 14' x 16' O/H Door

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**DRAINAGE**

Double Compartment

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**CEILING HEIGHT**

21'

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**LIGHTING**

Fluorescent

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**HVAC**

Make-up Air

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**YEAR BUILT**

1981

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**YARD**

Common; fenced and graveled

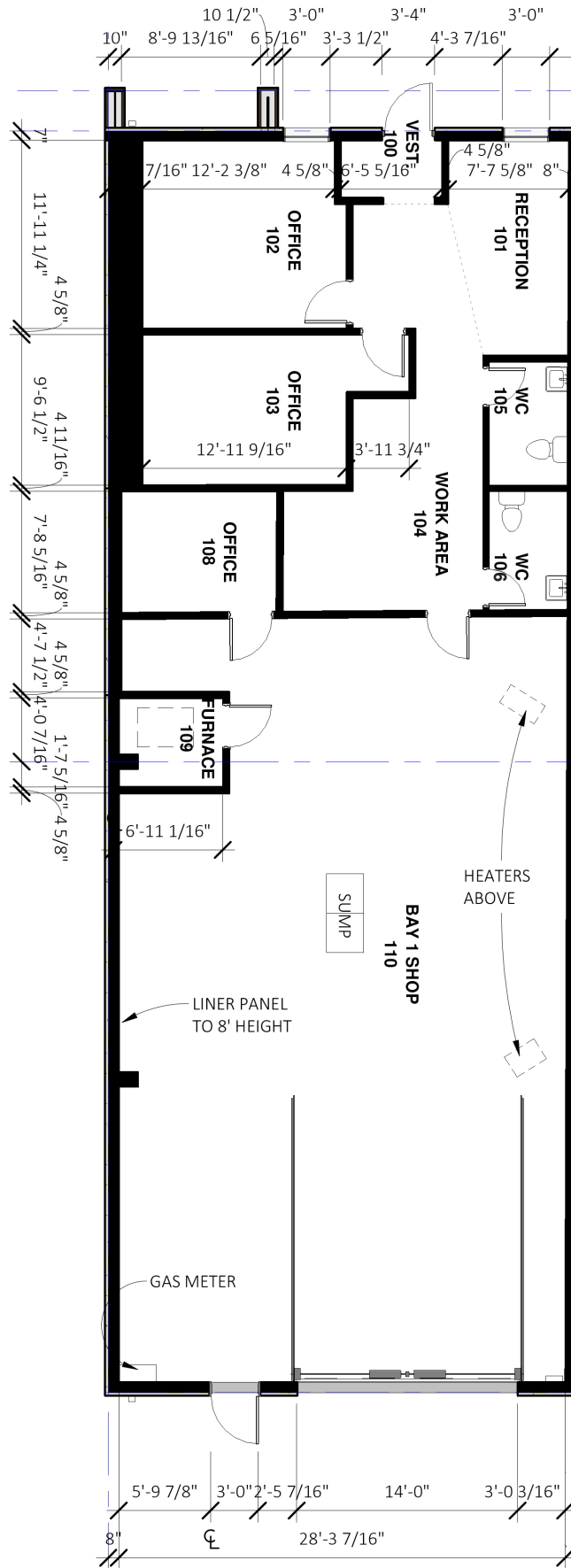
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**POSSESSION**

Negotiable



# Floor Plan





# Central Alberta's Ambassador for Commercial Real Estate



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