

FOR LEASE

1780 49 AVENUE, RED DEER

Well Maintained Shop



LOCATION:

1780 49 Avenue,
Red Deer



SITE AREA:

26,200 Square Feet
3.09 Acres



ZONING:

C4 - Commercial
(Major Arterial) District



PRICE:

\$14.00 Per SF
+NNN

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

1780 49 AVENUE

FOR LEASE - 26,200 SF well maintained industrial building situated on a 3.09 acre lot. Located just west of the Westerner Park right along Highway 2. This building can be demised and can include a paint booth in the SE shop for an additional charge. details of this property include:

- » **Zoning = C4 Commercial District**
- » **Great location west of the Westerner**
- » **Fenced paved yard**
- » **Paved front parking**
- » **Front office includes:**
 - 3 large offices
 - Reception / waiting room
 - 2x Washrooms
 - Second floor lunchroom
- » **Direct exposure to QE II Highway**
- » **Paint booth can be included in SE shop for additional \$2,500 per month**

SHOP HIGHLIGHTS:

- » **Separate NW & SE shop space**
- » **Service station with front counter**
- » **Radiant heat**
- » **LED lighting**
- » **20x overhead doors**
 - Eight (16x12) in SE shop
 - 4x OH in SE drive thru bay
 - Eight (16x12) in NW shop
- » **Additional rooms/office space**
- » **2x shop washrooms**

This property is available for lease at \$14.00 Per SF with operating cost \$4.73 for the 2025 year.



PROPERTY AMENITIES / DETAILS

PROPERTY DETAILS

MUNICIPAL:	1780 49 Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 9620213, Block: 2 Lot: 15
TOTAL SIZE:	SF of Building ± 26,200 SF
ZONING:	C4 - Commercial District
YEAR BUILT:	1991
PARKING:	Paved parking lot

FOR LEASE

LEASE PRICE:	\$14.00 PSF / \$30,566.67 Monthly
Additional cost for paintbooth:	\$2,500 Monthly
NNN COST:	\$4.73 PSF / \$10,327.16 Monthly
TOTAL:	= \$43,393.83 Monthly *With paint booth
TOTAL:	= \$40,893.83 Monthly *Without paint booth

** Tenant is responsible for GST

PROPERTY TOUR



PHOTOS / FLOOR PLAN

1780 49 Avenue

Front office space

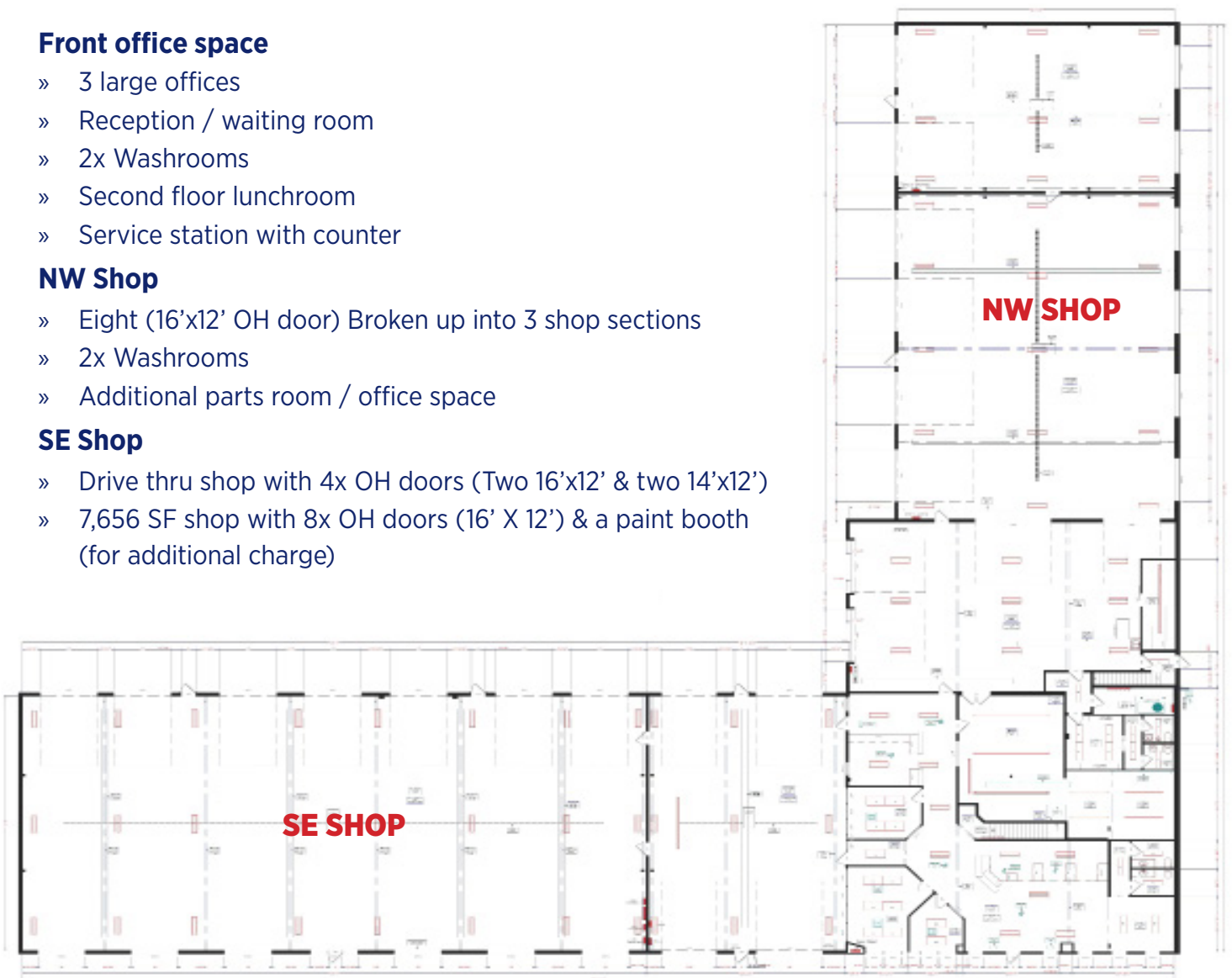
- » 3 large offices
- » Reception / waiting room
- » 2x Washrooms
- » Second floor lunchroom
- » Service station with counter

NW Shop

- » Eight (16'x12' OH door) Broken up into 3 shop sections
- » 2x Washrooms
- » Additional parts room / office space

SE Shop

- » Drive thru shop with 4x OH doors (Two 16'x12' & two 14'x12')
- » 7,656 SF shop with 8x OH doors (16' X 12') & a paint booth (for additional charge)



ADDITIONAL PHOTOS

Front Office Space



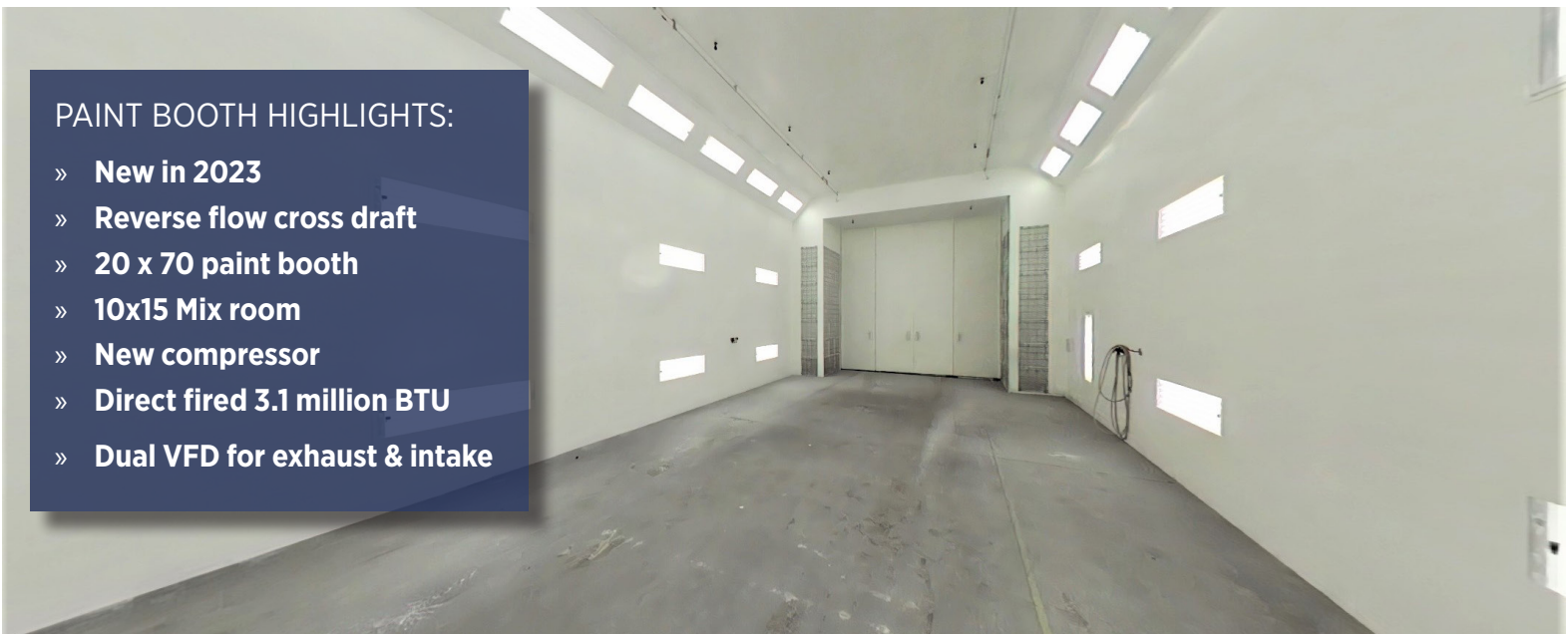
ADDITIONAL PHOTOS

SE Shop Space



PAINT BOOTH HIGHLIGHTS:

- » **New in 2023**
- » **Reverse flow cross draft**
- » **20 x 70 paint booth**
- » **10x15 Mix room**
- » **New compressor**
- » **Direct fired 3.1 million BTU**
- » **Dual VFD for exhaust & intake**



ADDITIONAL PHOTOS

NW Shop Space



ADDITIONAL PHOTOS

Yard



LOCATION / MAP



403.986.7777

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COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

CHRIS LEVIA
403 506 2751
chris@remaxcprd.com

ANNIKA GARDNER
Marketing Director
annika@remaxcprd.com

ROWAN OMILON
Unlicensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com