

# FOR LEASE

4, 7875 48 AVENUE  
RED DEER, AB





## About the Property

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This well-maintained 1,152 SF industrial condo is located in Northlands Industrial Park, Red Deer, and is now available for immediate lease. The unit offers a functional layout with two spacious offices on the main floor, which can be used as a reception area or a small showroom, along with a washroom for convenience. Additionally, there is a small drive-in bay, ideal for loading and unloading.

On the second floor, you'll find a developed mezzanine space, complete with two large offices, providing additional workspace or storage options. The entire unit has been well looked after and is in clean, move-in ready condition.

Tenants will benefit from common paved parking within the Northlands Business Centre, offering ease of access for staff and visitors alike. The property is zoned I1, suitable for a variety of light industrial uses, making it versatile for businesses in need of flexible office and warehouse space.

With immediate possession available, this space is ready to support your business needs today.

### LEGAL DESCRIPTION

Condo Plan 8022412, Unit 4

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### UNIT SIZE

1,152 SF

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### LOCATION

Northlands Industrial Park

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### ZONING

I1 - Industrial (Business Service) District

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### LEASE RATE

\$10.00 PSF

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### ADDITIONAL RENT

\$6.90 PSF (includes taxes)

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### MONTHLY RENT

\$1,622.40 + GST

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### POSSESSION

Immediate

## Unit Details

### UNIT SIZE

1,152 SF

### POSSESSION

Immediate

### LOADING

10' x 12' Drive-In Bay

### HVAC

Forced Air Heating

### CEILING HEIGHT

20' approx.

### LIGHTING

Fluorescent

### YEAR BUILT

1980

### PARKING

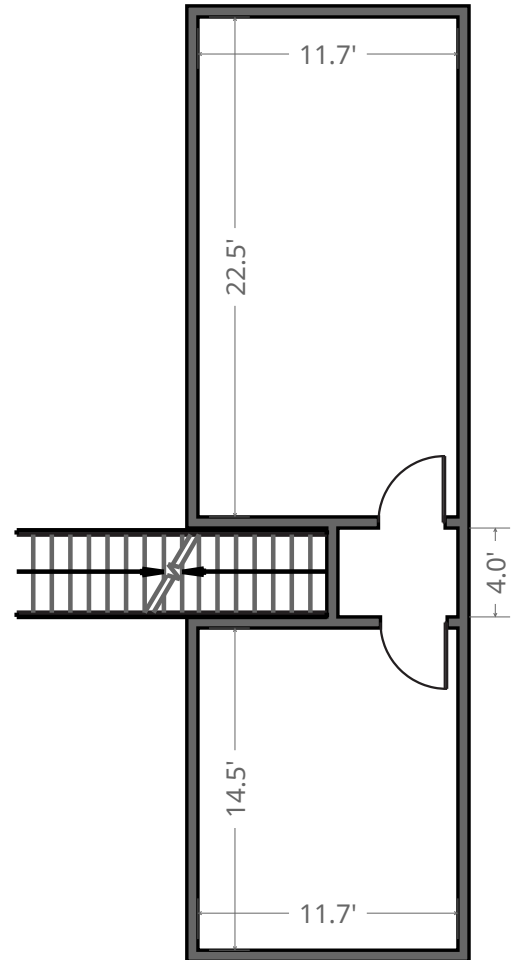
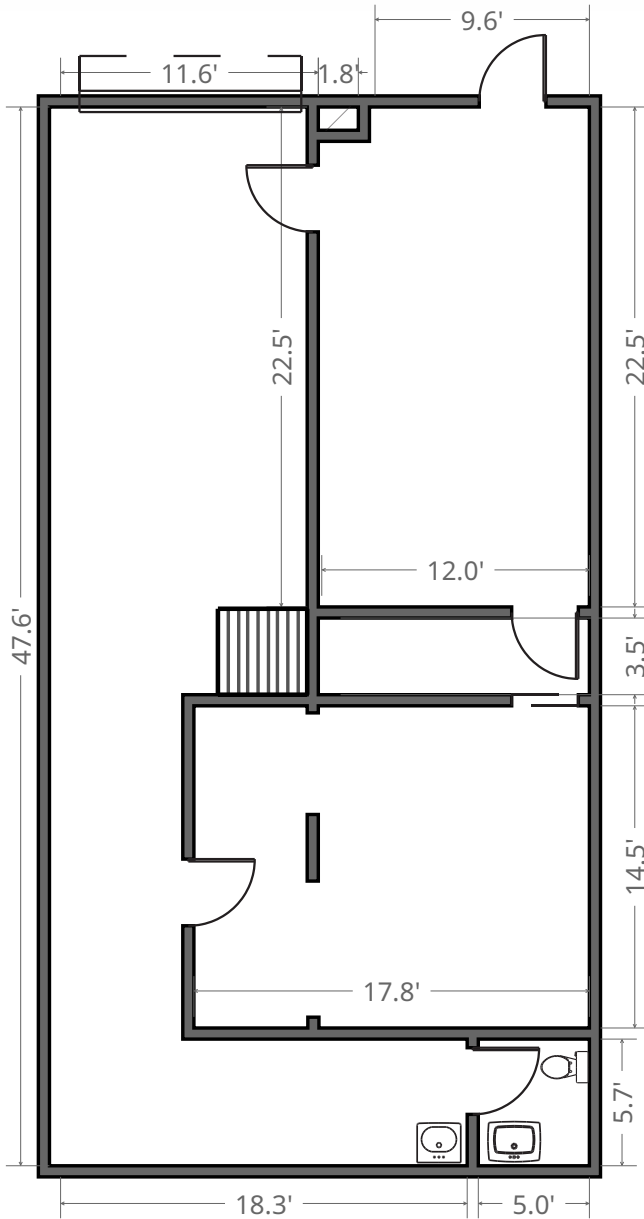
Common

### FEATURES

- > Reception/Small Showroom
- > Washroom
- > Large Office
- > Developed Mezzanine with (2) Offices



# Floor Plan



*\*diagram may not be to scale*



# Central Alberta's Ambassador for Commercial Real Estate



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