

# FOR LEASE

460, 7700 76 STREET CLOSE  
RED DEER, AB





## About the Property

This 2,955 sq. ft. industrial unit along Johnstone Drive offers strong visibility and accessibility for businesses requiring exposure and functionality. The unit has recently been repainted, creating a brighter, more vibrant interior throughout. The main floor spans 1,955 sq. ft., featuring a spacious reception area, two offices, air-conditioned workspace, and a washroom. The second floor includes approximately 1,000 sq. ft., with two additional offices, a storage mezzanine, and a second washroom.

The warehouse area is equipped with high ceilings, an overhead door, radiant heat, and a sump pit—suited for a range of industrial or service-related uses. Paved parking is available at both the front and rear of the property, with a dedicated rear loading area for efficient operations.

Positioned with direct access to Highway 11, QEII, and Highway 11A, this location offers streamlined distribution throughout Central Alberta. A functional and refreshed space ready for immediate use.

### LEGAL DESCRIPTION

Condo Plan 0525463, Block CDE, Lot 4

### UNIT SIZE

1,955 SF

### LOCATION

Johnstone Industrial Park

### ZONING

I1 - Industrial (Business Service) District

### LEASE RATE

\$9.00 PSF

### ADDITIONAL RENT

\$4.85 PSF

### MONTHLY RENT

\$2,256.40 + GST

### POSSESSION

Immediately

# Unit 460

## UNIT SIZE

Main Floor: 1,955 SF

Mezzanine: 1,000 SF

Total: 2,955 SF *(lease rate is based on the main floor only)*

## LOADING

(1) 14' x 14' Drive-In Bay

## HVAC

Radiant Heat

## LIGHTING

Fluorescent

## YEAR BUILT

2006

## DRAINAGE

Double Compartment Sump

## YARD

Paved parking and rear loading area

## FEATURES

- > Air conditioned office area
- > Large Reception
- > (4) Offices
- > Storage Mezzanine
- > Shower in main floor washroom



7700 76 Street Close



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