

# FOR LEASE

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**1, 6610 - 71 STREET  
RED DEER, AB**





## About the Property

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This end cap industrial bay is located in Golden West, offering quick and convenient access to Highway 11, Johnstone Drive, 67th Street, and the QEII Highway. Zoned I1, the property supports a variety of light industrial and service-oriented uses.

The unit offers a functional layout featuring a welcoming reception with a built-in desk, 3 private offices on the main and 3 additional on the second floor, a file room, 2 coffee counters (1 per floor), and a large multipurpose area suitable for meetings or training. The office area is air conditioned.

The shop area is approx 39' x 30' and is equipped with a 12' x 14' overhead door, a sump and metal wall liners.

The entire space has been freshly painted.

Tenants benefit from common parking at the front of the building, as well as a proportionate share of a gravel yard at the rear, offering additional space for storage or vehicle access. Immediate possession is available, allowing for a quick operational start.

### LEGAL DESCRIPTION

Plan 0125593, Block 1, Lot 5

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### UNIT SIZE

3,540 SF (2,400sf Footprint + Approx 1,140sf 2nd Floor)

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### LOCATION

Golden West

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### ZONING

I1 - Industrial Business Service

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### LEASE RATE

\$13.00 PSF

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### ADDITIONAL RENT

\$4.70 PSF (*\*only applied to the main floor*)

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### TOTAL MONTHLY RENT

\$4,775.00 + GST

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### POSSESSION

Immediate

## Unit Details

### UNIT SIZE

Main Floor: 2,400 SF

Second Floor: 1,140 SF

Total: 3,540 SF

### POSSESSION

Immediate

### LOADING

(1) 12' x 14' Overhead Door

### HVAC

Radiant Heating

Air Conditioned (Office Area)

### CEILING HEIGHT

23'10" - 25' approx.

### LIGHTING

Upgraded LED

### DRAINAGE

Double Compartment Sump

### YARD

Shared portion of large graveled common yard

### OTHER FEATURES

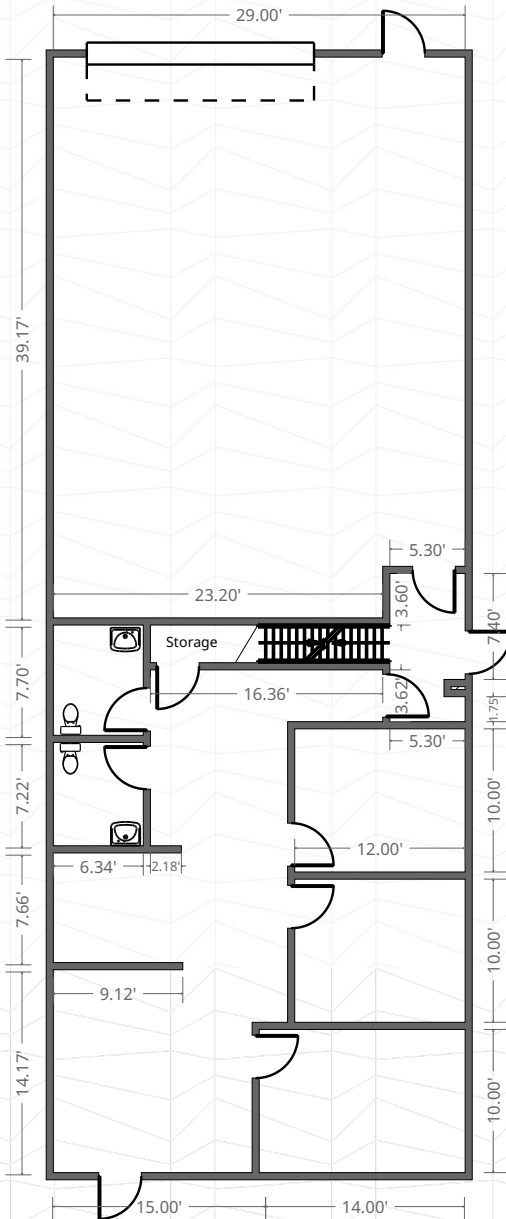
- › Bright Reception Area with Built-In Desk
- › Private Offices
- › Coffee Counters
- › File Room
- › Training Area
- › Washrooms
- › Metal cladding on shop walls to approx. 8'
- › Attractive Flooring
- › Freshly Painted
- › All Offices Have Windows



# Floor Plan



## Main Floor



## Second Floor

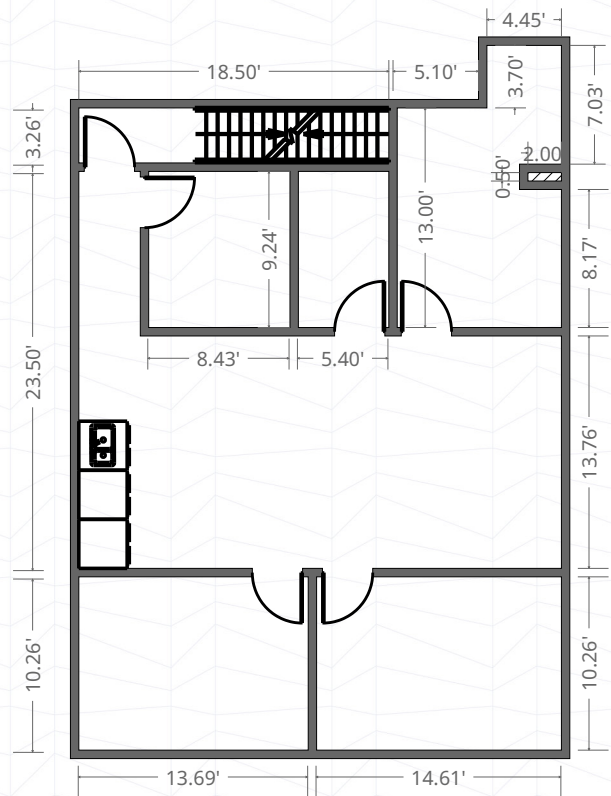


Diagram may not be accu-



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