



Century Centre  
 203, 4807- 50 Avenue  
 Red Deer, AB T4N 4A5  
 Phone: 403-346-6655  
 Fax: 403-341-7813  
 www.canadacommercial.ca

**INDUSTRIAL PROPERTY  
 FOR LEASE**  
 (INFORMATION CONTAINED HEREIN IS BELIEVED TO  
 BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	<b>Northlands Business Centre</b>	ADDRESS:	<b>10, 7875 – 48 Ave</b>	ZONING	<b>I-1</b>
SQ. FT.	<b>2,288</b>	LOT:		BLOCK:	
		CONDO UNIT	<b>10 &amp; 17</b>	CONDO PLAN	<b>802-2412</b>
DIMENSIONS		WASHROOMS	<b>2</b>	UTILITIES:	<b>Tenant pays power and natural gas</b>
OFFICE/AREA:	<b>Yes</b>	NO. OF OFFICES	<b>1 plus Reception</b>	MEZZANINE	<b>Yes (storage)</b>
YARD:	<b>No</b>	OVERHEAD DOORS:	<b>1 (10' x 12')</b>	SUMP:	<b>No</b>
BASE RATE/SQ. FT.:	<b>\$9.00</b>	BASE RENT/MTH:	<b>\$1,716.00</b>	LOADING DOCK	<b>See Notes</b>
EST. NNN/SQ. FT.	<b>\$3.90</b>	EST. NNN/MTH:	<b>\$743.60</b>	ESC.	
LSE TYPE (NNN/G):	<b>NNN</b>	TOTAL/MTH:	<b>\$2,459.60</b>		
KEYS:	<b>See Mike</b>	AVAILABLE:	<b>Immediate</b>		
NOTES	<p>Nice bay in the Northlands Industrial area, southeast of Home Hardware. The space is comprised of a large reception area with windows, one office, lunch room, two washrooms and shop area. Office area is air conditioned. There is an open mezzanine the size of the front office area for storage. The shop has florescent lighting, forced air heating, one 10' x 12' overhead door with a hydraulic unloading lift ideal for shipping and receiving. Paved parking is available in front and behind the bay. The space is very functional and suitable for a wide variety of businesses. Formerly occupied by an automotive service business.</p>				

This Diagram may not be accurate or to scale.

