



FOR LEASE , Red Deer, AB  
Commercial Units In New Shopping Plaza  
Gaetz Avenue North



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

# Gaetz Plaza North

## Only 2 Bays Remaining!



Century Centre, #203, 4807 – 50<sup>th</sup> Avenue, Red Deer, Alberta, T4N 4A5  
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: [lloyd@canadacommercial.ca](mailto:lloyd@canadacommercial.ca)  
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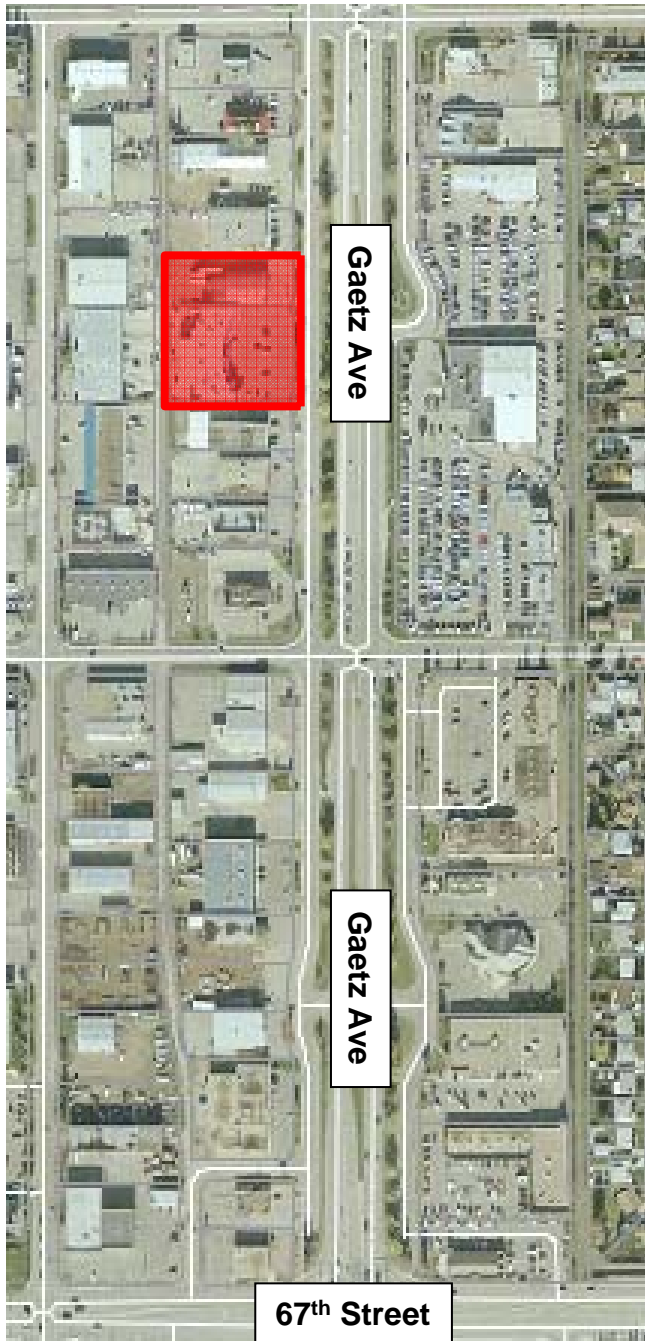
Advantage – Commercial is a Division of Century 21 - Advantage

- CIVIC ADDRESS:**
- Bays 3 and 4, 6858 Gaetz Avenue
- LEGAL:**
- Lot 8 Block 2 Plan 956MC
- ZONING:**
- C4
- DESCRIPTION:**
- Brand new spaces facing Gaetz Avenue
  - It is an extension of an existing building, other Tenants include Quizno's, VHQ, Fargeys, salon, liquor store and others
  - Large quantity of parking stalls available for customers out front, staff parking available in behind units
  - Huge exposure to Gaetz Ave, which is the main arterial and commercial running through the City
  - Spaces each have 100 amp electrical panel, rooftop HVAC unit (no distribution), rough-in plumbing, demising walls to be primed and ready for paint , floor to be poured, separate power and natural gas meters
- SIGNAGE:**
- Additional \$100/month plus GST for 2' x 10' double-sided panel on Pylon Sign
  - Additional \$1.00/sq.ft of Leased Space/year plus GST for signage on canopy above entrance
  - All lettering by Tenant at Tenant's expense
- LEASE RATES:**
- **\$25.00/sq.ft (Basic Rent) and \$5.50/sq.ft (Estimated NNN) – GST Extra**
  - **\$0.25/sq.ft/year Escalations**

### Lease Options

Unit	Sq.Ft.	Basic Rent (Monthly)	NNN Rent (Monthly)	Monthly Total	Notes
2					<b>LEASED</b>
3	1,500 (75' x 20')	\$3,125.00	\$687.50	\$3,812.50	Currently shell space, Landlord will provide a \$30.00/sq.ft Tenant Improvement Allowance to qualified Tenant.
4	2,042 (77' x 26'6")	\$4,254.17	\$935.92	\$5,190.09	Currently shell space, Landlord will provide a \$30.00/sq.ft Tenant Improvement Allowance to qualified Tenant.
3 & 4	3,542	\$7,379.17	\$1,623.42	\$9,002.59	Currently shell space, Landlord will provide a \$30.00/sq.ft Tenant Improvement Allowance to qualified Tenant.

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



**Unit 2**



**Unit 2**



**Units 3 & 4**



**Units 3 & 4**

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