



**FOR SALE #1 and/or #2, 7895 – 49 Avenue Red Deer, AB
Industrial/Office Condominium Units
Can Be Sold Separately**



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J5 Business Centre Northlands Industrial Park



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- MUNICIPAL:**
- Bay #1 and/or #2, 7895 – 49 Avenue Red Deer, AB
 - J5 Business Centre is located in the Northlands Industrial Park, one block east of Phoenix Construction
- LEGAL:**
- Unit 1 Condo Plan 812-1945 (482 Unit Factors)
 - Unit 2 Condo Plan 812-1945 (403 Unit Factors)
- ZONING:**
- I-1 (Light Industrial District)
- SUBJECT CONDO SIZE:**
- Unit 1 = Approx 1,500sq.ft Unit 2 = Approx 1,250sq.ft (Both are in leasable square footage)
- BUILDING DESCRIPTION:**
- Building is a large 'U'-shaped multi-tenant structure with total of 21 units
 - Each unit has exclusive parking stalls and there are additional stalls available for common parking in the middle of the lot
 - Low condo fees, well managed
 - Sign directory at the entrance to the property
- SUBJECT UNITS DESCRIPTION:**
- Unit #1 is a corner unit and has large reception/display area with south-facing windows, 2 offices with west-facing windows, additional office, lunch counter, 2 washrooms, warehouse area with forced air heating, florescent lighting & floor drain
 - Unit #2 has nice reception area, 1 large office with windows, second large office/meeting room, coffee counter, 1 washroom and warehouse area with forced air heating and florescent lighting
 - Each have a 12' x 10' overhead door in warehouse
 - Each are in excellent, clean condition and have newer carpeting in front office area
 - Air conditioned
- EXISTING TENANCY:**
- Toshiba has been in Unit 1 since May 2004 and is currently on a month-to-month lease. They are paying a Basic Lease rate of \$13.60/sf (\$1,700/month) plus NNN
 - In Unit 2 they are under a lease contract until Feb 28, 2011 and paying \$12.00/sf (\$1,250/month) plus NNN
 - Toshiba has expressed interest in signing a new long term lease in Unit 1 and cancelling the Lease in Unit 2
 - There are currently access-ways between both units in the reception area and the warehouse
 - Units can be sold separately
- CONDO FEES:**
- \$0.92/sq.ft (2009)
- TAXES:**
- Unit 1 = \$3,340.84 (2009) Unit 2 = \$2,457.61 (2009)
- ASKING PRICE:**
- **Unit 1 - \$279,000.00 plus GST (if applicable)**
 - **Unit 2 - \$219,000.00 plus GST (if applicable)**

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.

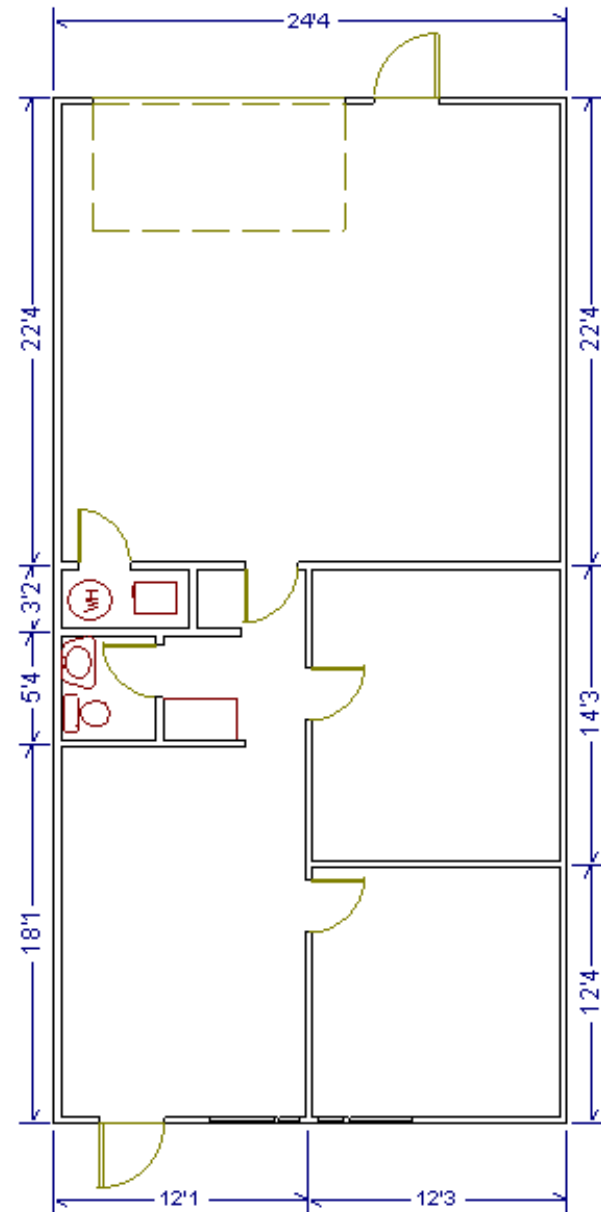
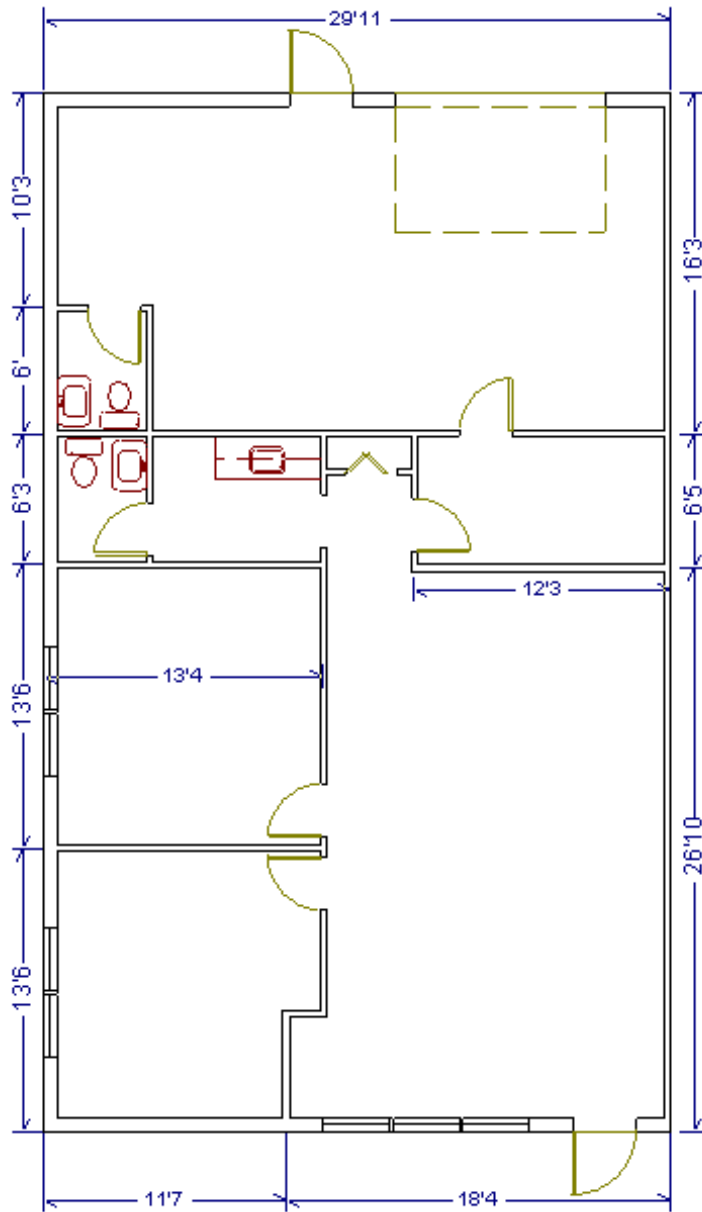


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Unit 1

These Diagrams may not be accurate or to scale.

Unit 2



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