



**FOR SALE #1, 7895 – 49 Avenue Red Deer, AB
Industrial/Office Condominium Unit
Northlands Industrial Park**

J5 Business Centre



Larry Kemshead



Lloyd Meadows



Davin Kemshead



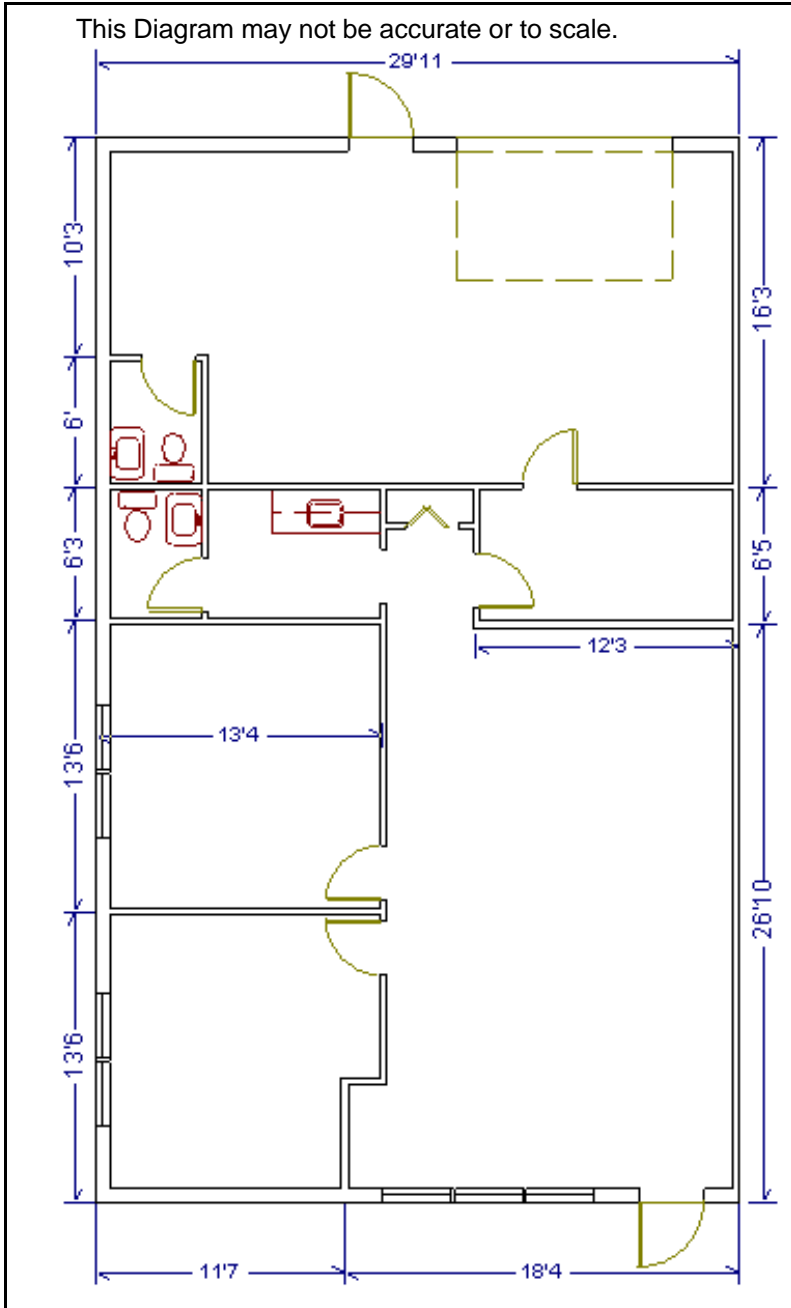
Mike Williamson

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- MUNICIPAL:**
- Bay #1, 7895 – 49 Avenue Red Deer, AB
 - J5 Business Centre is located in the Northlands Industrial Park, one block east of Totem Building Supplies on 78th St, north on 49th Ave
- LEGAL:**
- Unit #1 Condo Plan 812-1945 (482 Unit Factors)
- ZONING:**
- I-1 (Light Industrial District)
- SUBJECT CONDO SIZE:**
- Approx 1,500 square feet (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 many additional stalls available for common parking in the middle of the lot
 - Low condo fees, well managed
 - Pylon sign directory at the entrance to the property
- SUBJECT UNIT DESCRIPTION:**
- Corner unit
 - 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
 - 12' x 10' overhead door
 - Newer carpeting in front office area
 - Air conditioned
- EXISTING TENANCY:**
- Toshiba of Canada has been in the space 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. A renewal has been not been finalized. Toshiba is also leasing Unit #2 and there are access-ways between both units in the reception area and the warehouse.
- CONDO FEES:**
- \$0.92/sq.ft (2009)
- TAXES:**
- \$3,340.84 (2009)
- ASKING PRICE:**
- **\$279,000.00 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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