



**FOR SALE #2, 7895 – 49 Avenue Red Deer, AB  
Industrial/Office Condominium Unit  
Northlands Industrial Park**



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

**J5 Business Centre  
Unit #1 Now Sold!**



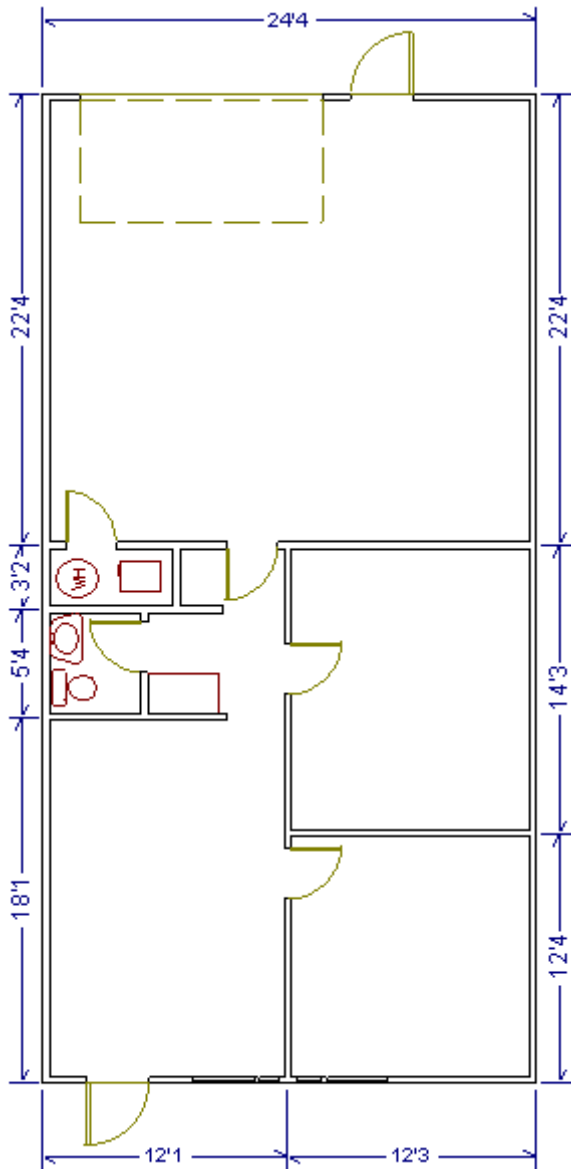
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- MUNICIPAL:**
- Bay #2, 7895 – 49 Avenue Red Deer, AB
  - J5 Business Centre is located in the Northlands Industrial Park, one block east of Phoenix Construction
- LEGAL:**
- Unit 2 Condo Plan 812-1945 (403 Unit Factors)
- ZONING:**
- I-1 (Light Industrial District)
- SUBJECT CONDO SIZE:**
- Unit 2 = Condo Size 1,228sq.ft (**Rentable has been 1,250sq.ft**)
- BUILDING DESCRIPTION:**
- Building is a large 'U'-shaped multi-tenant structure with total of 21 units
  - Each unit has parking stalls directly in front 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 UNIT DESCRIPTION:**
- Nice reception area, 1 large office with windows, second large office/meeting room, coffee counter, 1 washroom
  - Warehouse area with forced air heating and florescent lighting
  - 12' x 10' overhead door in warehouse
  - Excellent, clean condition and newer carpeting in front office area
  - Air conditioned
- NOTE:**
- Toshiba was the previous Tenant in the unit is no longer under a Lease contract
- CONDO FEES:**
- \$0.92/sq.ft (2009)
- TAXES:**
- \$2,457.61 (2009)
- ASKING PRICE:**
- **\$219,000.00 plus GST (if applicable)**
  - **Unit 1 - SOLD**

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.

This Diagram may not be accurate or to scale.



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