

PRICE REDUCED
FOR LEASE

536 Laura Avenue, Red Deer County, AB



SALOMONS
COMMERCIAL

TWO OFFICE UNITS AVAILABLE



PROPERTY DETAILS



LOCATION:

Gasoline Alley
Business Park



LEASE SPACE:

1,001 sf - 7,339 sf



ZONING:

DCD-9
(Direct Control
District)



CAM & Taxes:

\$11.20/sf



**LEGAL
DESCRIPTION:**

Plan 1020907, Block
3, Lot 8

LEASE RATE: \$15.00 - \$21.00/SF

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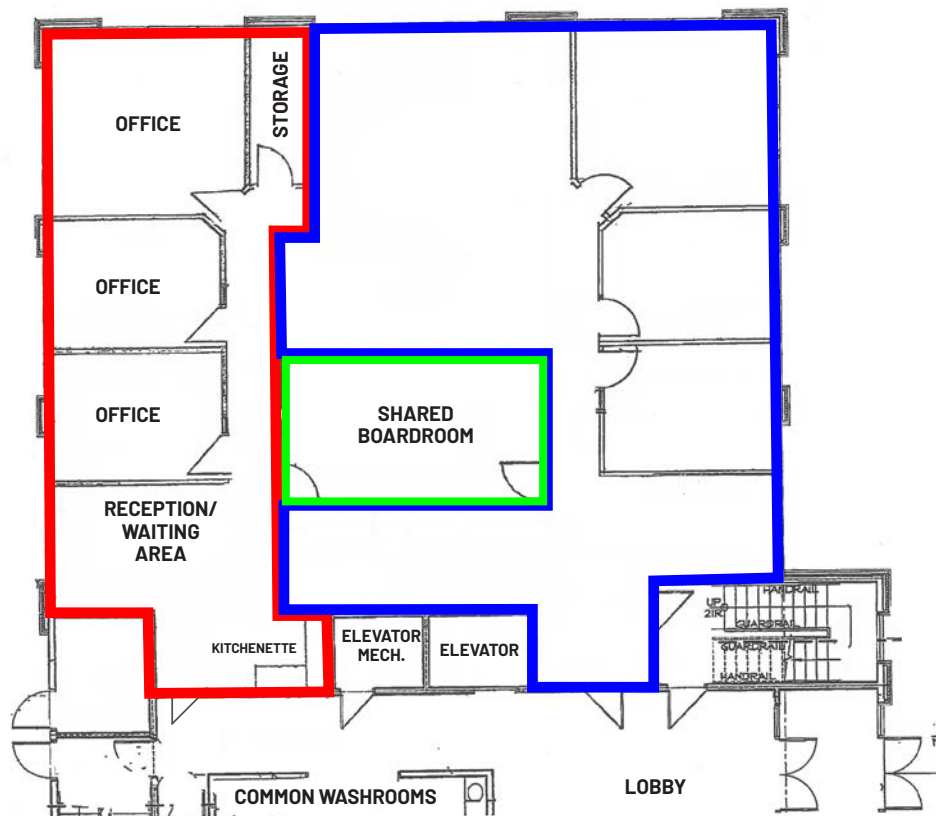


HIGHLIGHTS

- » Fully built out office space contains three private offices, reception/waiting area, kitchenette, storage room and a shared boardroom;
- » Common area washrooms, and elevator access included;
- » **Monthly Rent: \$2,936.27 + GST**
- » Possession negotiable

LEASE RATE: \$21.00/SF

-  OCCUPIED UNIT
-  SHARED SPACE
-  VACANT UNIT



UNIT 200



OPEN AREA

HIGHLIGHTS

- » Fully built out office space;
- » The space can be demised into two units of approximately 3,669.50 sf each. Lease rates for the demised units is \$22.00 sf/yr;
- » Unit consists of two large boardrooms, kitchen area, printer and server room, two wide open areas used for cubicles, four offices and elevator access;
- » **Monthly Rent:** \$10,152.28 - \$17,858.23 + GST
- » Possession negotiable

LEASE RATE: \$15.00/SF



BOARDROOM 1



PRINTER ROOM



OFFICE



KITCHEN AREA



BOARDROOM 2

LOCATION



**SUBJECT
PROPERTY**

PROPERTY HIGHLIGHTS

- » Class 'A' two storey multi-tenant building;
- » Built in 2010;
- » Ideally located on Laura Avenue on the west side of Gasoline Alley near Festival Ford and Red Deer Toyota;
- » Access to Highway 2 and Highway 2A;
- » Paved common parking in the front of the building;
- » Building is equipped with an elevator;
- » Possession negotiable