

For Sale



Sumano Centre

7896 49 Avenue, Red Deer

7 Unit Multi-Tenant Industrial Property

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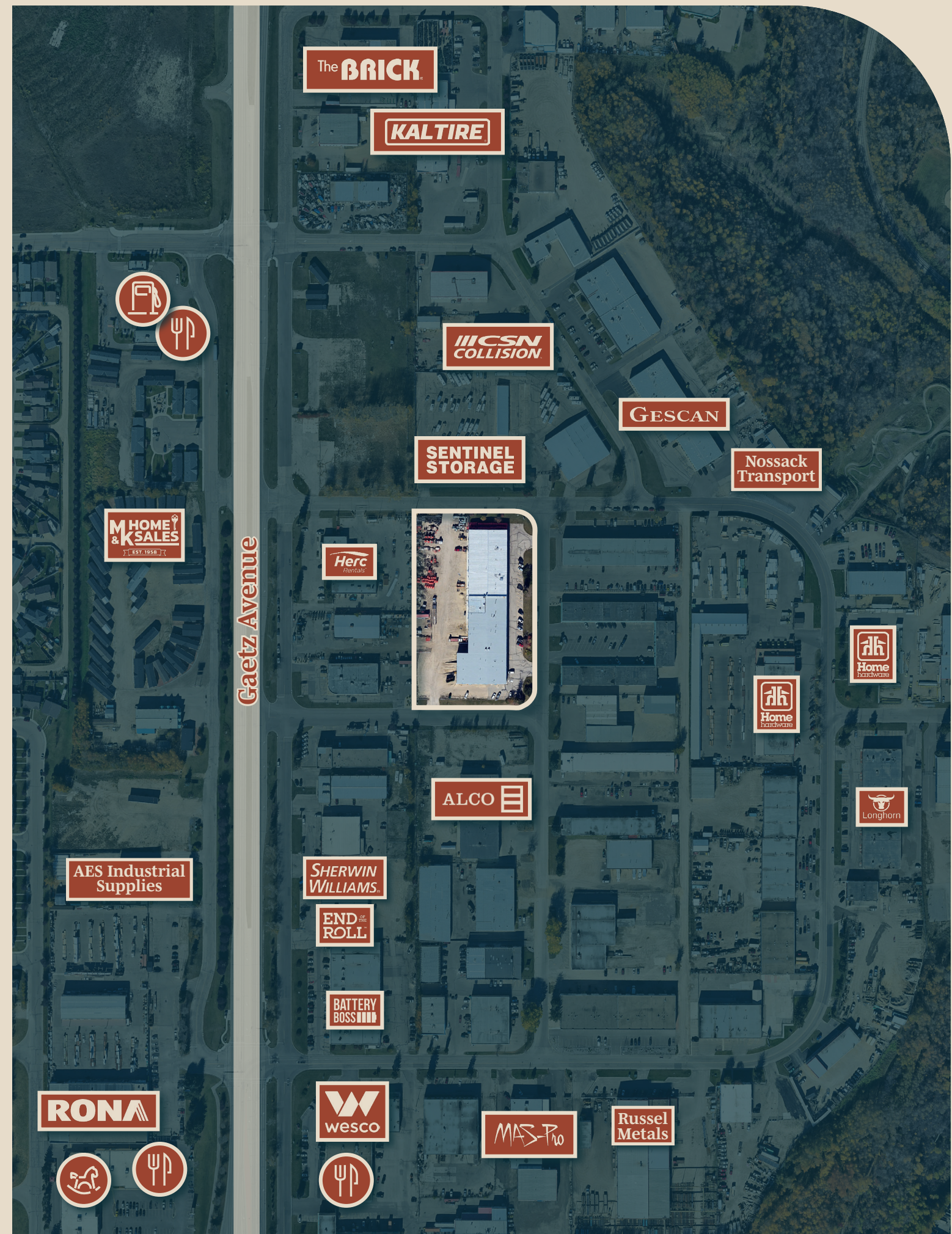


Property Overview

Colliers & Century 21 collectively (the “Advisors”), are pleased to introduce the sale of Sumano Centre, a strategically located 7-unit multi-tenant industrial property on 3.46 acres in Northlands Industrial Park, Red Deer. Recently updated with exterior renovations, the property boasts a prime location and offers excellent visibility and accessibility near Gaetz Avenue, Highway 11A, and the QEII Highway. With flexible industrial spaces and ample rear yard area for tenant storage and loading, this property is a great investment opportunity for generating rental income and supporting long-term growth. With an asking price of only \$101.53 PSF, the property is well below replacement cost providing investor upside with upcoming net rental increases, new leasing, and renewals.

Building Size	± 42,845 SF
Site Size	3.46 Acres
Location	Northlands Industrial Park
Zoning	I1 - Industrial (Business Service)
Loading	Dock & Grade Level
Title	Free & Clear
Stabilized NOI	\$221,818.03
CAP Rate	5.10%
Price	\$4,350,000 (\$101.53 PSF)
Existing Tenants	Fastenal Canada, Intelcom Courier Canada (Dragonfly), RT Heating & Air Conditioning, KBL Environmental

	3 km radius	5 km radius	10 km radius
Total Average Population			
2018 Estimated	19,371	40,009	118,156
2023 Estimated	19,531	41,148	123,171
2028 Projected	20,314	44,783	129,894
% of Population Change (2018-2028)	5%	12%	10%
Average Household Income			
2023 Estimated	\$102,091	\$100,732	\$112,774







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