

**FOR SALE**

**TWO  
MULTI-TENANT  
BUILDINGS**

**12,800 SF ON 2.15 ACRES**

**7640 & 7650 42 Avenue  
Red Deer, AB**



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## THE OPPORTUNITY

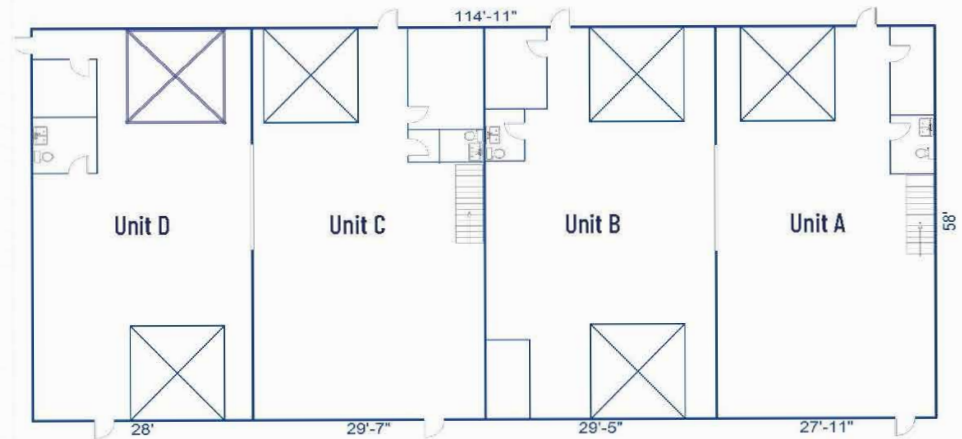
- Billboard income in place at \$600/month + GST. One unit occupied on a month to month basis.
- Various bay sizes available
- Low site coverage with ample storage and marshaling area



# BUILDING 7640

7,000 SF

- 4 Bays varying from 1600 SF to 1715 SF
- Can be demised to accommodate various users
- Unit C features a wash bay with hot/sy unit
- Unit B and D feature drive through capability



# BUILDING 7650

5,800 SF

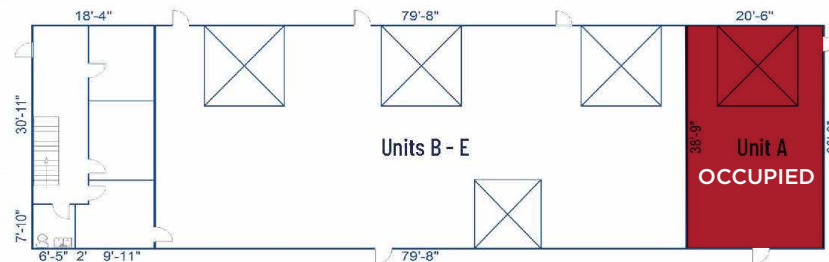
Unit A (Occupied): 800 SF

- One (1) 12x14 Grade Door

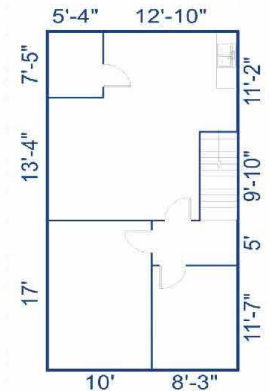
Unit B-E: 5000 SF

- Congruent bays with office space over two floors
- 3,100 SF of shop space
- 1,500 SF of dedicated office space over two floors
- Three (3) 14'x12' Grade Door
- One (1) 12'x10' Grade Door

Main Floor



Second Floor



# PROPERTY DETAILS

**Municipal Address:** 7640 & 7650 42 Avenue  
Red Deer, AB

**Legal Description:** Plan 273RS Lot C1

**Zoning:** I2 -(Heavy Industrial)-District

**Neighbourhood:** Riverside Heavy Industrial District

**Building Size:** 12,800 SF

**Site Size:** 2.15 Acres

**Site Coverage Ratio:** 13.67%

**Year Built:** 1977

**Loading:** Ten (10) 12'x14' Grade  
One (1) 12'x10' Grade

**Power:** 100 A; 240V (per unit)

**Ceiling Height:** 17'

**Lighting:** T5

**Heating:** Building 7640: Radiant Tube  
Building 7650: Unit Heaters

**Sale Price:** \$995,000

**Taxes:** \$20,271 (2021)

**Operating Cost:** \$4.00 NNN

# EXTERIOR PHOTOS





# BUILDING 7640

## PHOTOS



# BUILDING 7650

## PHOTOS







**SITE**

DAVID THOMPSON HIGHWAY

HIGHWAY 2A

QUEEN ELIZABETH HIGHWAY

**RED DEER**

## PERMITTED USES

- Accessory buildings or uses excluding sales subject to section 3.5.
- Accessory sales related to manufacturing, processing, and/or distribution of any article.
- Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
- Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
- Service stations.
- Warehousing.
- Outdoor storage.

## DISCRETIONARY USES

- Auction mart, including livestock.
- Cannabis Production Facility (CPF)
- Above ground storage tanks for motor fuel products
- Animal Services
- Crematoriums
- Dangerous goods occupancy
- Restaurant
- Sale of large trucks over 10,000 Kg, Manufactured Homes, Heavy Construction equipment and machinery

Full zoning information found in City of Red Deer Land Use Bylaw 3357/2006



# OWN VS. LEASE

LEASING		OWNING		
Lease Term	5 Years		75% Loan To Purchase Price	85% Loan To Purchase Price
Annual Rate (per SF)	\$10.00	Purchase Price	\$995,000.00	\$995,000.00
		Down Payment	\$298,750.00	\$149,250.00
Annual Lease Cost	\$128,000	Mortgage Amount	\$746,250.00	\$845,750.00
		Annual Mortgage Cost	\$56,498.64	\$64,031.88
OWNERSHIP BENEFITS				
		Total Savings over 5 Years Compared to Leasing	\$357,506.80	\$319,840.60
		Equity Built During Ownership** (5Years)	\$77,258.97	\$87,559.89
		Net Benefit of Ownership (5 Years)	\$434,765.77	\$407,400.49

(Interest rate of 5.85% with a 25 year amortization period)



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