CUSHMAN & WAKEFIELD
Edmonton

FOR SALE

TWO MULTI-TENANT BUILDINGS

7640 & 7650 42 Avenue
Red Deer, AB

12,800 SF ON 2.15 ACRES





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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 hotsy unit
- Unit B and D feature drive through capability

BUILDING 7650
5,800 SF

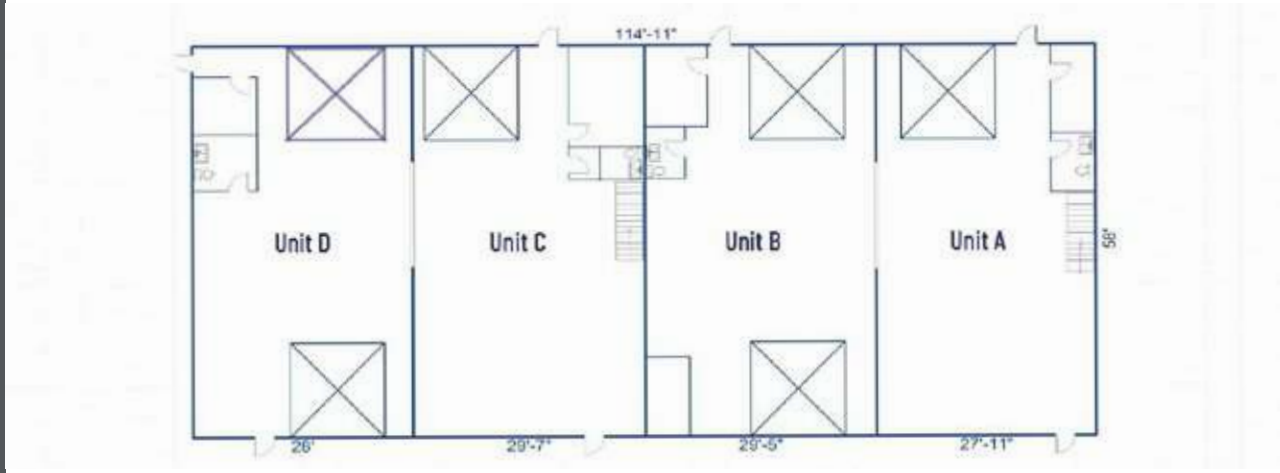
Unit A (Occupied): 800 SF

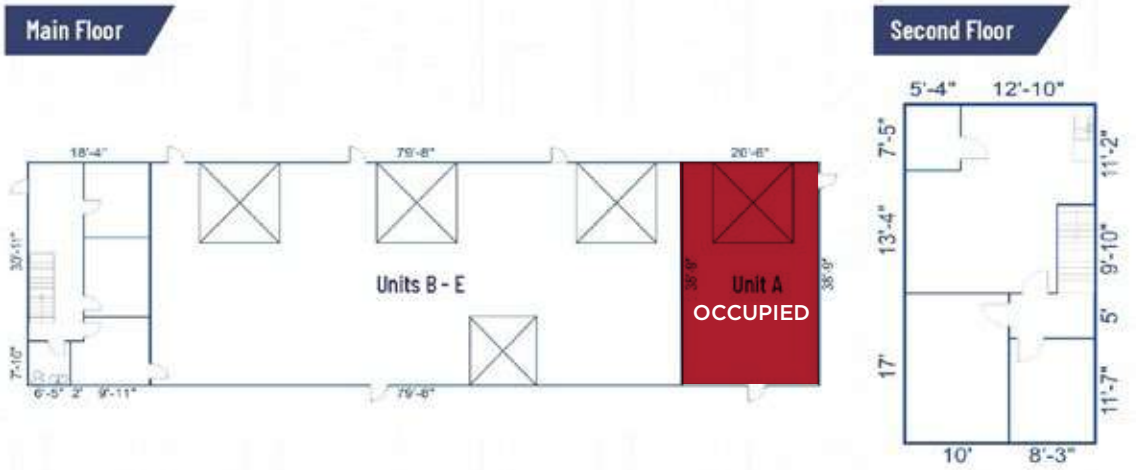
- One (1) 12x14 Grade Door

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

FLOOR PLANS





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









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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