

\$11 - 4, 7819 50 Avenue, Red Deer

MLS® #A2131916

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Affordable space with Gaetz Av exposure.
Multi Tenant building ideal for contractor sales,
with combination of showroom display area
some office and warehouse for product
distribution.

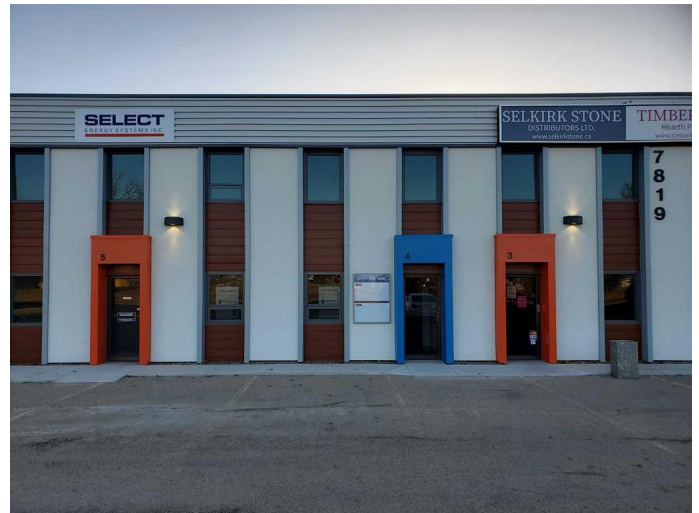
Space has been refreshed with new paint
through out, new T-Bar grid ceiling and
updated lighting in front display area.
Rogers/Shaw and Telus available in building,
Tenant has own electrical and gas meter for
space. Water is shared and part of common
area costs.

Warehouse area has open mezzanine above
office area for additional storage. Mid height
ceiling height in warehouse (approx. 18-20
feet) Recently installed LED lighting, two
overhead forced air furnaces for heat. 12 x 14
Overhead door to back paved yard area. Yard
area in rear has some room for vehicle parking
as required (normally to the width of bay
rented)

On building signage available subject to
Landlord approval.

66 surface stalls located on the site with mix of
common and dedicated stalls.

Common area costs \$3.50 psf per year
(estimate for 2025)



Essential Information

MLS® # A2131916

Price \$11

Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	4, 7819 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1M8

Amenities

Parking Spaces	66
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Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
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Exterior

Roof	Membrane
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	May 13th, 2024
Days on Market	341
Zoning	C-4

Listing Details

Listing Office	Century 21 Maximum
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