

\$11 - 2, 7819 50 Avenue, Red Deer

MLS® #A2131914

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Gaetz Avenue high traffic exposure. Multi
Tenant building,
Flex space- front area for offices and display
back area for warehouse and storage. Portion
of warehouse area could accommodate
additional showroom space.

Current layout -front area is two offices, west
facing windows reception and display area,
one washroom and small storage room, (
approx. 900 SF) t bar grid and ceiling tiles 2 x
4 recessed lighting.

Area under mezzanine is also enclosed “
open area could be used for additional display
or assembly areas.

Warehouse -t5 lighting, two overhead forced
air heaters 12 x 14 foot high overhead door,
floor compartment sump. warehouse area
was repainted Open mezzanine for additional
storage, One washroom. Paved back yard
area.

Tenant has own electrical and gas meters,
water and sewer in common area expenses.
Rogers/Shaw or Telus for internet and phone
service to the building..

Signage - permitted on building subject to
landlord approval and city permits Back lit
sign can permitted.

Surface parking in front 66 stalls in total with
some dedicated and some common. Op
Costs for 2025 estimated at \$3.50 per square
foot.

This space can be combined with the adjacent
Bay 3 (connected by service doors in



warehouse)

Built in 1983

Essential Information

MLS® #	A2131914
Price	\$11
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	2, 7819 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1M8

Amenities

Parking Spaces	66
----------------	----

Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	None

Exterior

Roof	Flat Torch Membrane
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	May 13th, 2024
Days on Market	338
Zoning	C-4

Listing Details

Listing Office

Century 21 Maximum

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.