

\$9 - 9, 7628 49 Avenue, Red Deer

MLS® #A2160636

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

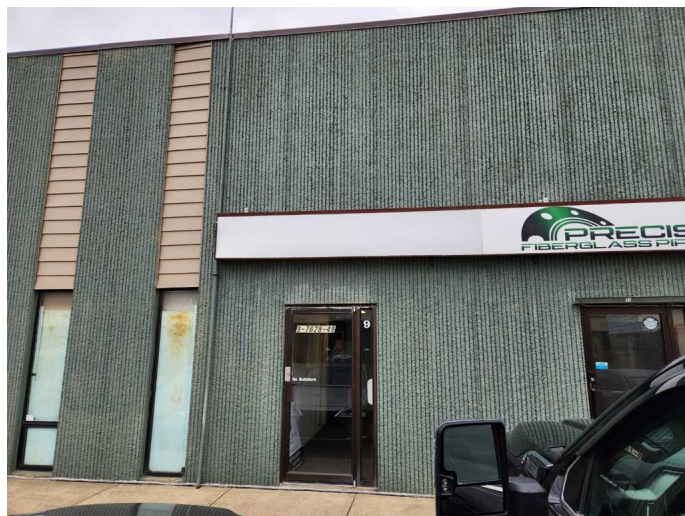
Northlands Industrial Park, Red Deer, Alberta

Warehouse bay located in Northland Industrial Park, multi Tenant Building. 2816 Square feet 32 feet wide x 88 Feet Depth, tilt up pre cast concrete building. Cinder Crete block demising walls. Warehouse- Overhead door 12w x 14h, man door, floor sump, upgraded LED warehouse lighting, two overhead forced air heaters. open mezzanine. New office area and mezzanine; one office, one open reception/ display or work station area, two washrooms, new high efficient office furnace., new 40 Gallon Hot water heater. this unit is ready to go with a quick possession. Additional rents for 2025 estimated at \$4.00 psf per year; Tenant will have their own electricity and gas meter, water and sewer is common. Small fenced compound on west side may be available for extra monthly fee (confirm if important)

Built in 1976

Essential Information

MLS® #	A2160636
Price	\$9
Bathrooms	0.00
Acres	1.00
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	9, 7628 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1M4

Interior

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

Roof	Flat Torch Membrane
Foundation	See Remarks

Additional Information

Date Listed	September 5th, 2024
Days on Market	214
Zoning	I1

Listing Details

Listing Office	Century 21 Maximum
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