

\$11 - 7 & 8, 7459 49 Avenue, Red Deer

MLS® #A2180139

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Available for lease. 2 condominium bays 25' X 45' each. Bay 7 is an open ware house with a bathroom. Bay 8 is open ware house with a 12' X 24' mezzanine and a bathroom. Each bay has a 12' X 14' overhead door and a 3' man door. Zoned light industrial the bays are ideal for mechanical, ware housing, trade services, personal hobby bay, or storage. This well maintained condominium complex has 8 bays, 2 year old roof, 3 year old concrete sidewalks, and the yard is paved, fenced and gated, with good lighting. We have had less crime in our area than most other areas of the city.

Northlands Light industrial is home to a variety of industrial service and supply vendors. Access, egress for industrial traffic is excellent.

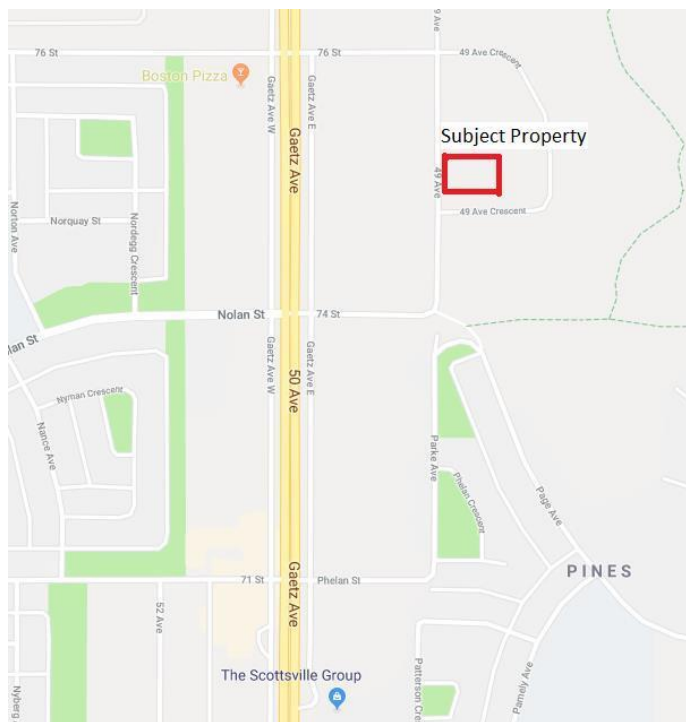
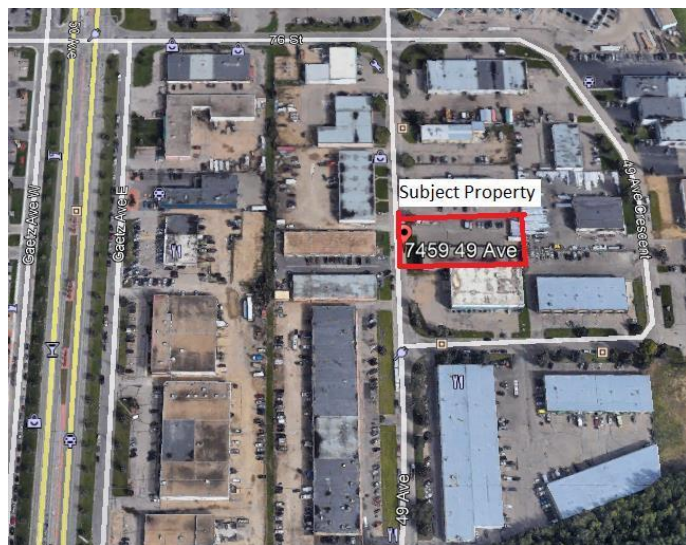
There is a large additional fenced gated, gravel parking area that can be rented for 100.00 per month to the tenant of bay 8. Cost estimates 2240 sq ft 11.00 per sq ft 2054 plus additional rent 6.00 per sq ft estimate 1146 plus GST. plus utilities. Total estimated cost is 3200 per month plus GST plus utilities. Bay 7 can be rented on it's own as a single bay for estimated 1700.00 plus GST Plus utilities per month.

Built in 1978

Essential Information

MLS® # A2180139

Price \$11



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 7 & 8, 7459 49 Avenue |
| Subdivision | Northlands Industrial Park |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4P 1N2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Interior

| | |
|---------|--|
| Heating | Overhead Heater(s), Forced Air, Natural Gas, Radiant |
| Cooling | Other |

Exterior

| | |
|-----------------|--|
| Lot Description | Paved, Street Lighting, Underground Sprinklers, Yard Drainage, Yard Lights |
| Roof | Flat Torch Membrane |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 17th, 2024 |
| Days on Market | 136 |
| Zoning | I-1 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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