

\$9 - 7 & 8, 7957 49 Avenue, Red Deer

MLS® #A2183477

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 2.81 Acres

Northlands Industrial Park, Red Deer, Alberta

5,001 sq. ft. unit with developed mezzanine consisting of 2 offices and a boardroom. Main floor has a reception desk, 3 large offices, coffee area, and washrooms. The warehouse features approximately 3,750 square feet, with a divided 50 by 25 foot service bay.

There is a large fenced compound at the rear of the unit with shared parking in front of the building. Base Rent \$9.00 per sq. ft. per annum with escalations assuming 5 year lease. Additional/NNN Costs are approximately \$4.50 per sq. ft. for 2025. Would consider demising into 2,500 sq. ft. unit for the right tenant.



Built in 1979

Essential Information

MLS® #	A2183477
Price	\$9
Bathrooms	0.00
Acres	2.81
Year Built	1979
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	7 & 8, 7957 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

Additional Information

Date Listed	December 17th, 2024
Days on Market	116
Zoning	I1

Listing Details

Listing Office	Century 21 Maximum
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