# \$9 - 7, 7957 49 Avenue, Red Deer

MLS® #A2205067

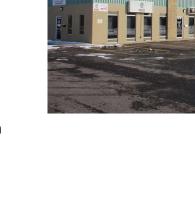
#### \$9

0 Bedroom, 0.00 Bathroom, Commercial on 2.81 Acres

Northlands Industrial Park, Red Deer, Alberta

2,500 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

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.



Built in 1979

#### **Essential Information**

MLS® # A2205067

Price \$9

Bathrooms 0.00

Acres 2.81

Year Built 1979

Type Commercial

Sub-Type Industrial

Status Active

### **Community Information**

Address 7, 7957 49 Avenue

Subdivision Northlands Industrial Park

City Red Deer
County Red Deer
Province Alberta

Postal Code T4P 2V5

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 4
Zoning I1

## **Listing Details**

Listing Office Century 21 Maximum

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