# \$11 - 4, 7819 50 Avenue, Red Deer

MLS® #A2131916

## \$11

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Affordable space with Gaetz Av exposure.

Multi Tenant building ideal for contractor sales, with combination of showroom display area some office and warehouse for product distribution.

Space has been refreshed with new paint through out, new T-Bar grid ceiling and updated lighting in front display area.
Rogers/Shaw and Telus available in building, Tenant has own electrical and gas meter for space. Water is shared and part of common area costs.

Warehouse area has open mezzanine above office area for additional storage. Mid height ceiling height in warehouse (approx. 18-20 feet) Recently installed LED lighting, two overhead forced air furnaces for heat. 12 x 14 Overhead door to back paved yard area. Yard area in rear has some room for vehicle parking as required (normally to the width of bay rented)

On building signage available subject to Landlord approval.

66 surface stalls located on the site with mix of common and dedicated stalls.

Common area costs \$3.50 psf per year (estimate for 2025)







## **Essential Information**

MLS® # A2131916

Price \$11

Bathrooms 0.00 Acres 0.00

Type Commercial Sub-Type Warehouse

Status Active

# **Community Information**

Address 4, 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 Overhead Heater(s), Forced Air, Natural Gas

## **Exterior**

Roof Membrane

Foundation Poured Concrete, Slab

## **Additional Information**

Date Listed May 13th, 2024

Days on Market 538 Zoning C-4

# **Listing Details**

Listing Office Century 21 Maximum

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