

# \$8 - 5, 7836 49 Avenue, Red Deer

MLS® #A2183126

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. Unit is approximately 77' long x 20' wide with approximately 18 foot ceiling. 1 exterior man door, 14' high x 10' wide overhead door, 2 piece washroom and heated by suspended radiant tube heater. Lot is paved. 100 AMP service with 240V. Total space is 1,529.60 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas)

Built in 1979



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2183126   |
| Price      | \$8        |
| Bathrooms  | 0.00       |
| Acres      | 1.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5, 7836 49 Avenue          |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |
| County      | Red Deer                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4P 2B5 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 11th, 2024 |
| Days on Market | 233                 |
| Zoning         | I1                  |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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