

# \$1,100,000 - 2, 3, 4, 8121 49 Avenue close, Red Deer

MLS® #A2202076

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.05 Acres

Northlands Industrial Park, Red Deer, Alberta

8121 49 Avenue Close in Red Deer offers a fully leased 6,000 sq. ft. commercial building, ideally situated in the Northlands Industrial Park subdivision. Zoned I1 for industrial use, the property comprises three distinct bays on separate titles, accommodating long-standing tenants with established businesses. Bay 1 measures 1,920 sq. ft., Bay 2 encompasses 2,160 sq. ft. on the main floor with an additional mezzanine storage area, while Bay 3 offers 1,920 sq. ft. Constructed in 2006 with energy-efficient features, each bay benefits from 22-foot ceilings, 16-foot overhead doors, overhead radiant heat, forced air HVAC systems, sump pits, fenced storage yards, and robust electrical capacity with 220 amp, three-phase 600-volt power supply. Each bay consists of a separate front-end office. The front office area includes its own washroom and kitchen break room, further enhancing the property's functionality. Located on 49 Avenue Close, with easy access from municipal roadways off Highway 2A north and Highway 11A, and in close proximity to future ring road developments, the property is surrounded by improved industrial sites, ensuring continued desirability and operational efficiency.

Built in 2006

## Essential Information

MLS® #	A2202076
Price	\$1,100,000



Bathrooms	0.00
Acres	0.05
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	2, 3, 4, 8121 49 Avenue
Subdivision	close Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

### Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
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### Exterior

Roof	Metal
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	March 13th, 2025
Days on Market	50
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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