

# **\$375,000 - 2, 8121 49 Avenue close, Red Deer**

MLS® #A2218876

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.05 Acres

Northlands Industrial Park, Red Deer, Alberta

Unit 2 at 8121 49 Avenue Close in Red Deer offers a 2,162 sq. ft. industrial condo bay within a well-maintained commercial building in the Northlands Industrial Park subdivision.

Built in 2006, this vacant bay provides a wide-open, flexible layout ready for development, finishing, or use as-is, making it ideal for a range of industrial or commercial applications. It features a 19' x 24' mezzanine, perfect for additional storage, one half bath on the main floor in the shop area, and a shower on the mezzanine level. Additional features include a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and approximately 23' ceiling height in the shop. The space includes access to common yard areas and paved parking for staff or clients, with convenient access to Gaetz Avenue, Highway 2A, and Highway 11A. Zoned I1 for industrial use, the property is equipped with energy-efficient construction and a robust 220 amp, three-phase, 600-volt power supply. The entire 6,000 sq. ft. building, listed under MLS® #A2202076, is also available for sale, with each of the three condo bays offered individually or as part of a combined purchase.

Built in 2006

## **Essential Information**

MLS® #	A2218876
Price	\$375,000



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

### Community Information

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

### Interior

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

Roof	Metal
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	May 7th, 2025
Days on Market	93
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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