

# \$9 - 7 & 8, 7957 49 Avenue, Red Deer

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MLS® #A2183477

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.81 Acres

Northlands Industrial Park, Red Deer, Alberta

5,001 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 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. Would consider demising into 2,500 sq. ft. unit for the right tenant.



Built in 1979

## Essential Information

MLS® #	A2183477
Price	\$9
Bathrooms	0.00
Acres	2.81
Year Built	1979
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	7 & 8, 7957 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

### **Additional Information**

Date Listed	December 17th, 2024
Days on Market	107
Zoning	I1

### **Listing Details**

Listing Office	Century 21 Maximum
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