

# \$1,650,000 - Bays 4-5, 7419 50 Avenue, Red Deer

MLS® #A2191126

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Looking to expand your portfolio, here is a solid investment property which is well maintained and in a great location. It is facing Gaetz Avenue - zoned C4 -semi-retail space with lots of available parking at the front, including 4 assigned stalls and two 10' X 14' drive-in doors at the rear with two man doors beside it. There is an available 455 sq ft mezzanine. LED lighting and HVAC throughout. The established tenant has 4 years left on the lease. It is currently showing a 4.6% yearly return.

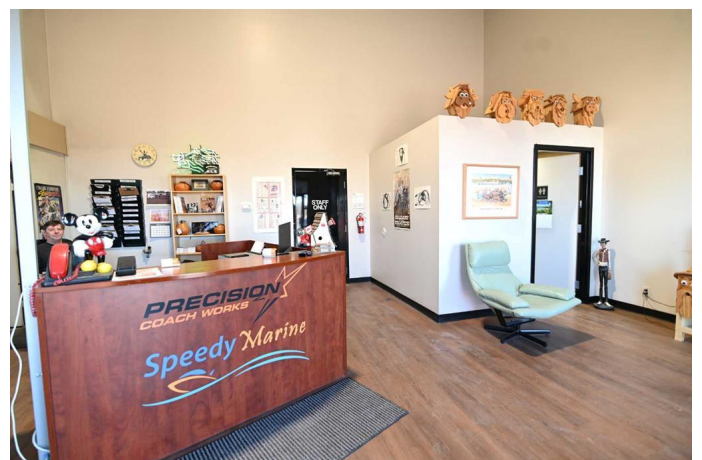
Built in 1976

## Essential Information

MLS® #	A2191126
Price	\$1,650,000
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	Bays 4-5, 7419 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta



Postal Code T4P 1M5

### **Additional Information**

Date Listed February 10th, 2025

Days on Market 51

Zoning C4

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.