

\$10 - 7, 7727 50 Avenue, Red Deer

MLS® #A2203900

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 1.41 Acres

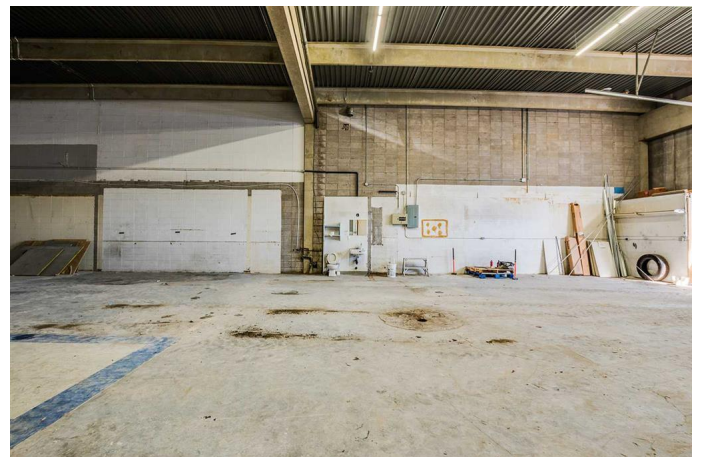
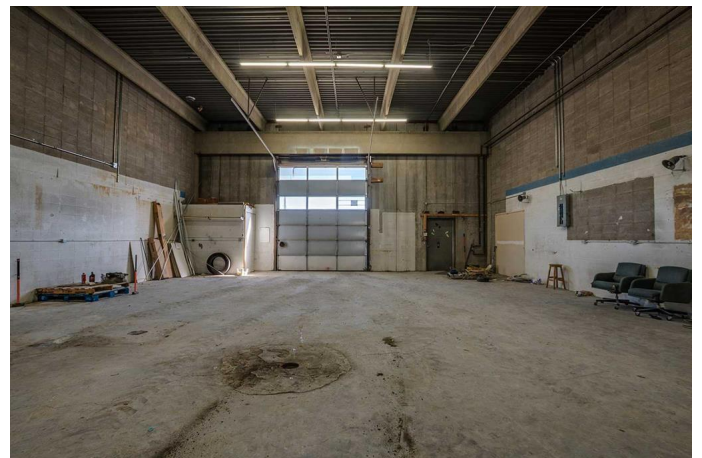
Northlands Industrial Park, Red Deer, Alberta

Excellent location with terrific exposure and visibility to heavily travelled Gaetz/50 Avenue. Multi-tenant building suitable for product distribution, contractor sales, contractors, etc. Large rear warehouse &/or shop space with easy access from the paved rear lot with some parking available (width of the bay rented). Retail or product display area in front of the unit. Lots of front customer parking with easy access from 78th Street and Gaetz/50 Avenue. This unit is ready to be developed for your needs with the ability to add mezzanine in the rear area. Landlord assistance with development to be determined based on covenant and term of lease. The front of the building will be upgraded in 2025 including a high visibility sign band. Refer to documents for rendering. Base Rent is \$10.00 per square foot per year with escalations assuming 5 year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2025. Property taxes are included in Triple Net Costs.

Built in 1978

Essential Information

MLS® #	A2203900
Price	\$10
Bathrooms	0.00
Acres	1.41
Year Built	1978
Type	Commercial



Sub-Type Mixed Use
Status Active

Community Information

Address 7, 7727 50 Avenue
Subdivision Northlands Industrial Park
City Red Deer
County Red Deer
Province Alberta
Postal Code T4P 1M7

Additional Information

Date Listed March 25th, 2025
Days on Market 8
Zoning C4

Listing Details

Listing Office Century 21 Maximum

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