

\$10 - 11, 7727 50 Avenue, Red Deer

MLS® #A2203916

\$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 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 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® #	A2203916
Price	\$10
Bathrooms	0.00
Acres	1.41
Year Built	1978
Type	Commercial



A real estate advertisement for commercial space for lease. The top part of the ad features the text 'COMMERCIAL SPACE FOR LEASE' in large, bold letters. Below this, it says '#11, 7727 50 AVENUE Red Deer, AB' and '3,392 SQFT'. A large '21' logo is visible in the top right corner. The middle part of the ad shows a photograph of the building with a red dashed box highlighting a specific unit. The building has signs for 'VAPE EMPORIUM', 'ceair', and 'STEENWYK custom shoes and orthotics'. The address '7727' is visible on the building. The bottom part of the ad contains contact information for 'BILL HOGG' (Associate Broker) and 'SEAN KROHN' (Property Manager), along with their phone numbers, email addresses, and website. The ad also mentions 'BUILDINGS PROFESSIONALLY MANAGED' and 'CENTURY 21 MAXIMUM - DEVEREAUX PROPERTY MANAGEMENT SERVICES LTD.'. At the bottom, there is a large phone number '403.392.4202' and the 'CENTURY 21' logo.

Sub-Type	Mixed Use
Status	Active

Community Information

Address	11, 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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