

\$9 - 7, 7957 49 Avenue, Red Deer

MLS® #A2205067

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 2.81 Acres

Northlands Industrial Park, Red Deer, Alberta

2,514 sq. ft. unit Has a reception area, 1 office, coffee area and washroom. The warehouse features approximately 1,864 square feet with a divided 50 by 25 foot service bay. There is a fenced compound, approximately 35 x 80 - 2,800 square feet, 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.

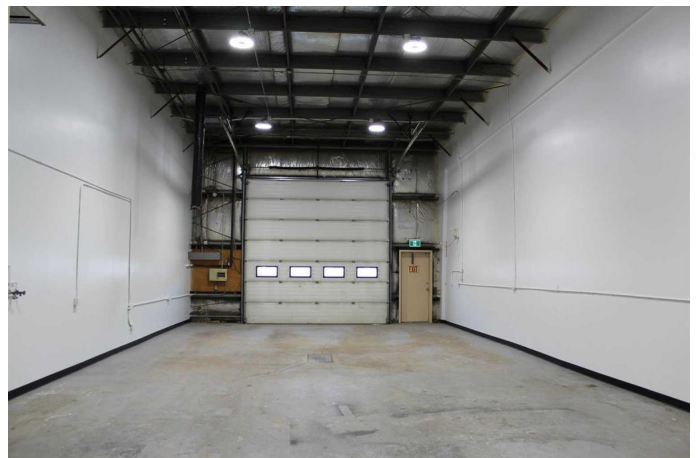
Built in 1979

Essential Information

| | |
|------------|------------|
| MLS® # | A2205067 |
| Price | \$9 |
| Bathrooms | 0.00 |
| Acres | 2.81 |
| Year Built | 1979 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 7, 7957 49 Avenue |
| Subdivision | Northlands Industrial Park |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4P 2V5 |



Additional Information

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|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 90 |
| Zoning | I1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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