

\$10 - 1, 4980 76 Street, Red Deer

MLS® #A2261718

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

End bay unit, developed with one office,
reception/display area, balance of space is
open warehouse.

South facing office area fronting 76 Street ;
yard area accessed off 49th Ave and is paved.
Office has T-bar ceiling 2 x 4 recessed lights,
VC Tile Flooring. office furnace (on
mezzanine); office is air conditioned. Two
washrooms located in warehouse area.
Offices and washrooms have new Vinyl Plank
Flooring and LED Lighting. Bright well lit
space.

Warehouse/ shop area has two overhead
forced air heaters, floor drain, 12 x 14
overhead door, upgrades include new LED
lighting and paint

This unit is part of a six unit building. Other
Tenancy in the building are automotive
mechanic, windshield/ glass replacement.
Rate shown is for year one of a multi year
lease, Landlord is open to shorter term leases.

Additional rents for 2025 estimated at \$4.50
psf; Tenant has separate utilities (electricity
and gas).

Bay would suit most light industrial uses,
contractors, suppliers; ideal for those requiring
inside storage of materials and sales admin
office.

Built in 1976

Essential Information

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Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	1, 4980 76 Street
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2J8

Interior

Heating	Forced Air, Natural Gas, Electric, Overhead Heater(s)
Cooling	Partial

Exterior

Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Slab

Additional Information

Date Listed	October 9th, 2025
Days on Market	30
Zoning	I-1

Listing Details

Listing Office	Century 21 Maximum
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