

# \$11 - 7 & 8, 7459 49 Avenue, Red Deer

MLS® #A2180139

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Available for lease. 2 condominium bays 25' X 45' each. Bay 7 is an open ware house with a bathroom. Bay 8 is open ware house with a 12' X 24' mezzanine and a bathroom. Each bay has a 12' X 14' overhead door and a 3' man door. Zoned light industrial the bays are ideal for mechanical, ware housing, trade services, personal hobby bay, or storage. This well maintained condominium complex has 8 bays, 2 year old roof, 3 year old concrete sidewalks, and the yard is paved, fenced and gated, with good lighting. We have had less crime in our area than most other areas of the city.

Northlands Light industrial is home to a variety of industrial service and supply vendors. Access, egress for industrial traffic is excellent.

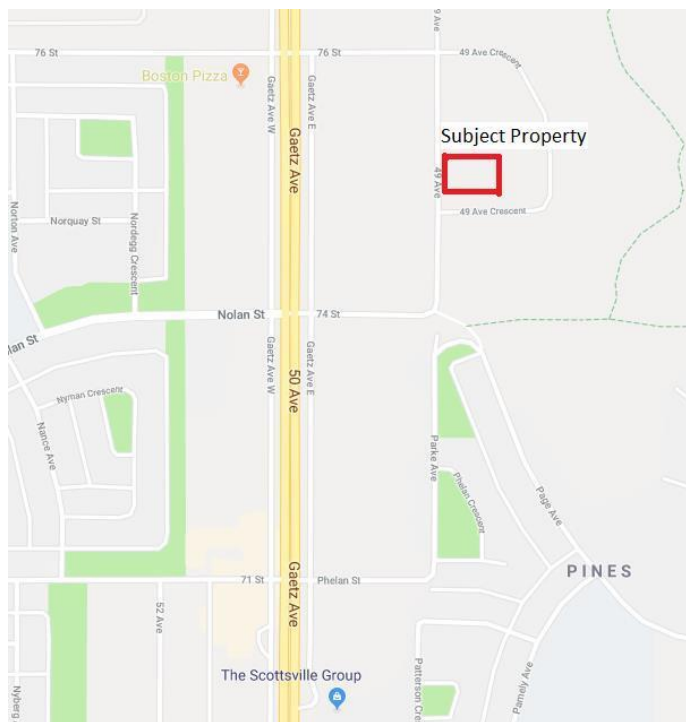
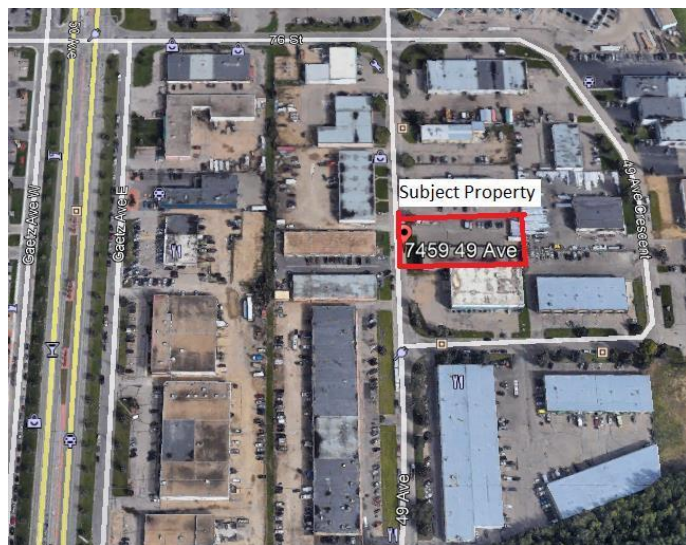
There is a large additional fenced gated, gravel parking area that can be rented for 100.00 per month to the tenant of bay 8. Cost estimates 2240 sq ft 11.00 per sq ft 2054 plus additional rent 6.00 per sq ft estimate 1146 plus GST. plus utilities. Total estimated cost is 3200 per month plus GST plus utilities. Bay 7 can be rented on it's own as a single bay for estimated 1700.00 plus GST Plus utilities per month.

Built in 1978

## Essential Information

MLS® # A2180139

Price \$11



Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	7 & 8, 7459 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1N2

### **Amenities**

Parking Spaces	6
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### **Interior**

Heating	Overhead Heater(s), Forced Air, Natural Gas, Radiant
Cooling	Other

### **Exterior**

Lot Description	Paved, Street Lighting, Underground Sprinklers, Yard Drainage, Yard Lights
Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 17th, 2024
Days on Market	138
Zoning	I-1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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