

\$8 - 5, 7836 49 Avenue, Red Deer

MLS® #A2183126

\$8

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. Unit is approximately 77' long x 20' wide with approximately 18 foot ceiling. 1 exterior man door, 14' high x 10' wide overhead door, 2 piece washroom and heated by suspended radiant tube heater. Lot is paved. 100 AMP service with 240V. Total space is 1,529.60 square feet. Current NNN is \$3.90 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas).

Built in 1979



Essential Information

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|------------|------------|
| MLS® # | A2183126 |
| Price | \$8 |
| Bathrooms | 0.00 |
| Acres | 1.00 |
| Year Built | 1979 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 5, 7836 49 Avenue |
| Subdivision | Northlands Industrial Park |
| City | Red Deer |
| County | Red Deer |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4P 2B5 |

Additional Information

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|----------------|---------------------|
| Date Listed | December 11th, 2024 |
| Days on Market | 146 |
| Zoning | I1 |

Listing Details

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