

\$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

2,500 sq. ft. unit with developed mezzanine consisting of 2 offices and a boardroom. Main floor has a reception desk, 3 large offices, coffee area, and washrooms. The warehouse features approximately 3,750 square feet, with a divided 50 by 25 foot service bay.

There is a large fenced compound 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

Date Listed April 1st, 2025

Days on Market 3

Zoning I1

Listing Details

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.