

# \$11 - 2, 7819 50 Avenue, Red Deer

MLS® #A2131914

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Gaetz Avenue high traffic exposure. Multi  
Tenant building,  
Flex space- front area for offices and display  
back area for warehouse and storage. Portion  
of warehouse area could accommodate  
additional showroom space.

Current layout -front area is two offices, west  
facing windows reception and display area,  
one washroom and small storage room, (  
approx. 900 SF) t bar grid and ceiling tiles 2 x  
4 recessed lighting.

Area under mezzanine is also enclosed “  
open area could be used for additional display  
or assembly areas.

Warehouse -t5 lighting, two overhead forced  
air heaters 12 x 14 foot high overhead door,  
floor compartment sump. warehouse area  
was repainted Open mezzanine for additional  
storage, One washroom. Paved back yard  
area.

Tenant has own electrical and gas meters,  
water and sewer in common area expenses.  
Rogers/Shaw or Telus for internet and phone  
service to the building..

Signage - permitted on building subject to  
landlord approval and city permits Back lit  
sign can permitted.

Surface parking in front 66 stalls in total with  
some dedicated and some common. Op  
Costs for 2025 estimated at \$3.50 per square  
foot.

This space can be combined with the adjacent  
Bay 3 ( connected by service doors in



warehouse)

Built in 1983

**Essential Information**

MLS® #	A2131914
Price	\$11
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Commercial
Sub-Type	Retail
Status	Active

**Community Information**

Address	2, 7819 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1M8

**Amenities**

Parking Spaces	66
----------------	----

**Interior**

Heating	Overhead Heater(s), Forced Air, Natural Gas
Cooling	None

**Exterior**

Roof	Flat Torch Membrane
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	May 13th, 2024
Days on Market	484
Zoning	C-4

**Listing Details**

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.