

# \$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

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**

Date Listed	December 11th, 2024
Days on Market	156
Zoning	I1

**Listing Details**

Listing Office	Century 21 Maximum
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