\$10 - 7, 7727 50 Avenue, Red Deer

MLS® #A2203900

\$10

0 Bedroom, 0.00 Bathroom, Commercial on 1.41 Acres

Northlands Industrial Park, Red Deer, Alberta

Excellent location with terrific exposure and visibility to heavily travelled Gaetz/50 Avenue. Multi-tenant building suitable for product distribution, contractor sales, contractors, etc. Large rear warehouse &/or shop space with easy access from the paved rear lot with some parking available (width of the bay rented). Retail or product display area in front of the unit. Lots of front customer parking with easy access from 78th Street and Gaetz/50 Avenue. This unit is ready to be developed for your needs with the ability to add mezzanine in the rear area. Landlord assistance with development to be determined based on covenant and term of lease. The front of the building will be upgraded in 2025 including a high visibility sign band. Refer to documents for rendering. Base Rent is \$10.00 per square foot per year with escalations assuming 5 year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2025. Property taxes are included in Triple Net Costs.

Built in 1978

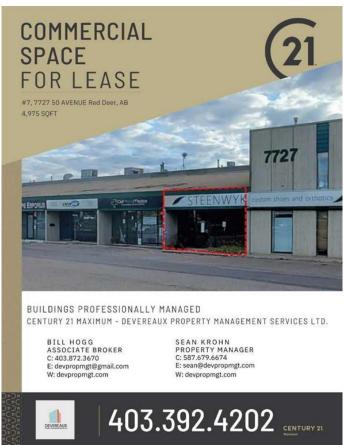
Essential Information

MLS® # A2203900

Price \$10
Bathrooms 0.00
Acres 1.41
Year Built 1978

Type Commercial







Sub-Type Mixed Use

Status Active

Community Information

Address 7, 7727 50 Avenue

Subdivision Northlands Industrial Park

City Red Deer

County Red Deer

Province Alberta

Postal Code T4P 1M7

Additional Information

Date Listed March 25th, 2025

Days on Market 173

Zoning C4

Listing Details

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.