

# \$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

2,514 sq. ft. unit Has a reception area, 1 office, coffee area and washroom. The warehouse features approximately 1,864 square feet with a divided 50 by 25 foot service bay. There is a fenced compound, approximately 35 x 80 - 2,800 square feet, 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.

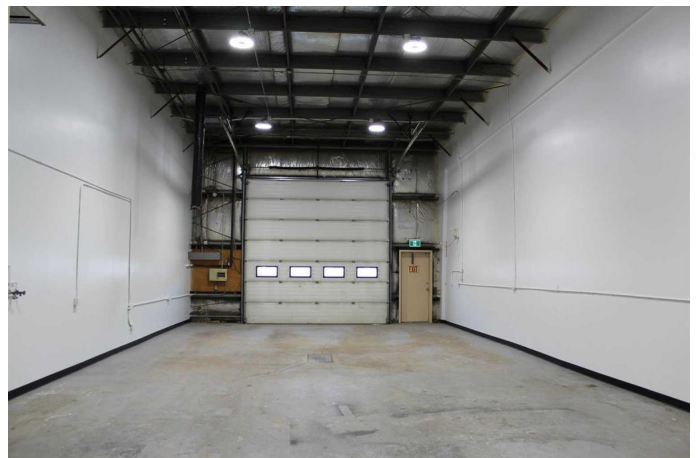
Built in 1979

## 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 | 78              |
| Zoning         | I1              |

## **Listing Details**

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

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