

# \$11 - 4, 7819 50 Avenue, Red Deer

MLS® #A2131916

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Affordable space with Gaetz Av exposure.  
Multi Tenant building ideal for contractor sales,  
with combination of showroom display area  
some office and warehouse for product  
distribution.

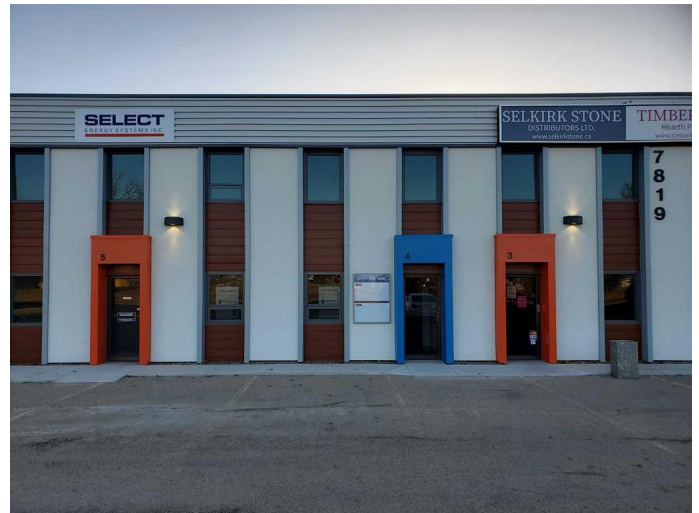
Space has been refreshed with new paint  
through out, new T-Bar grid ceiling and  
updated lighting in front display area.  
Rogers/Shaw and Telus available in building,  
Tenant has own electrical and gas meter for  
space. Water is shared and part of common  
area costs.

Warehouse area has open mezzanine above  
office area for additional storage. Mid height  
ceiling height in warehouse (approx. 18-20  
feet) Recently installed LED lighting, two  
overhead forced air furnaces for heat. 12 x 14  
Overhead door to back paved yard area. Yard  
area in rear has some room for vehicle parking  
as required (normally to the width of bay  
rented)

On building signage available subject to  
Landlord approval.

66 surface stalls located on the site with mix of  
common and dedicated stalls.

Common area costs \$3.50 psf per year  
(estimate for 2025)



## Essential Information

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Price \$11

Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	4, 7819 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1M8

### Amenities

Parking Spaces	66
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### Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
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### Exterior

Roof	Membrane
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	May 13th, 2024
Days on Market	429
Zoning	C-4

### Listing Details

Listing Office	Century 21 Maximum
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