

\$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 | 473 |
| Zoning | C-4 |

Listing Details

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