

# \$10 - 11, 7727 50 Avenue, Red Deer

MLS® #A2203916

**\$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 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 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® #	A2203916
Price	\$10
Bathrooms	0.00
Acres	1.41
Year Built	1978
Type	Commercial



**COMMERCIAL SPACE FOR LEASE**

**21**

#11, 7727 50 AVENUE Red Deer, AB  
3,392 SQFT

BUILDINGS PROFESSIONALLY MANAGED  
CENTURY 21 MAXIMUM - DEVEREAUX PROPERTY MANAGEMENT SERVICES LTD.

**BILL HOGG**  
ASSOCIATE BROKER  
C: 403.872.3670  
E: devpropmgt@gmail.com  
W: devpropmgt.com

**SEAN KROHN**  
PROPERTY MANAGER  
C: 587.679.6674  
E: sean@devpropmgt.com  
W: devpropmgt.com

**403.392.4202** CENTURY 21  
Maximum

Sub-Type           Mixed Use  
Status             Active

### **Community Information**

Address            11, 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    10  
Zoning             C4

### **Listing Details**

Listing Office     Century 21 Maximum

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