

# \$9 - 8, 7957 49 Avenue, Red Deer

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MLS® #A2205070

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.81 Acres

Northlands Industrial Park, Red Deer, Alberta

2,500 sq. ft. unit with developed mezzanine consisting of 2 offices and a boardroom. Main floor has a reception desk, 3 large offices, coffee area, and washrooms. The warehouse features approximately 3,750 square feet, with a divided 50 by 25 foot service bay.

There is a large fenced compound 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® #     | A2205070   |
| Price      | \$9        |
| Bathrooms  | 0.00       |
| Acres      | 2.81       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8, 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 3

Zoning I1

### **Listing Details**

Listing Office Century 21 Maximum

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