

\$9 - 4, 7819 50 Avenue, Red Deer

MLS® #A1195526

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

Northlands Industrial Park, Red Deer, Alberta

Affordable space with Gaetz Av exposure.
Combination of warehouse storage and display space.; ideally suited for Tenant requiring office/retail /customer area and large warehouse area for distribution and stock. Front of bay area approximately 800 Square feet - has T-bar ceiling with 2 x 4 fluorescent tube lighting; vinyl tile/ linoleum flooring ,wide open front area ideal for product display. Additional partition was added to create hallway area; access to a washroom and entrance to warehouse area. Front area heated by forced air furnace
Warehouse area has several small offices ; 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 up to three dedicated stalls available for this unit (right in front parking)

Space has been left as is in the chance that some or all of the existing improvements can be utilized. The owner is a contractor and has the capacity and resources to change the bay to any configuration/ improvement required (subject to approval of Tenant, term of lease and covenant offered)



Common costs for the centre estimated at \$3.50 for 2022 year; water and sewer are included in common costs; Shaw Cable has recently been brought to the building providing Tenants with choice between Shaw or Telus. space has separate meters for electrical and natural gas.

This space can be combined with adjoining Bay 3 on main floor; units 204, and 203 (upstairs units) are available should additional office area be required.

Built in 1983

Essential Information

MLS® #	A1195526
Price	\$9
Bathrooms	0.00
Acres	0.00
Year Built	1983
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	Forced Air, Natural Gas, Overhead Heater(s)
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Exterior

Roof	Membrane
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Foundation Poured Concrete, Slab

Additional Information

Date Listed March 17th, 2022

Days on Market 153

Zoning C-4

Listing Details

Listing Office Courtesy Of Century 21 Maximum

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