

\$9 - 9, 7628 49 Avenue, Red Deer

MLS® #A2160636

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

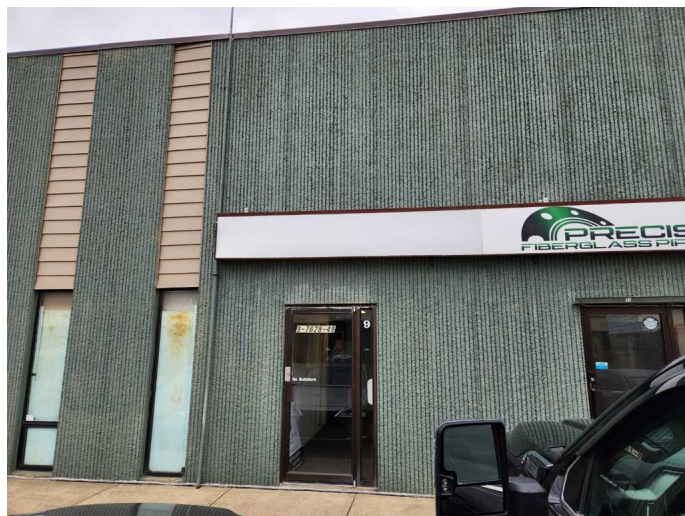
Northlands Industrial Park, Red Deer, Alberta

Warehouse bay located in Northland Industrial Park, multi Tenant Building. 2816 Square feet 32 feet wide x 88 Feet Depth, tilt up pre cast concrete building. Cinder Crete block demising walls. Warehouse- Overhead door 12w x 14h, man door, floor sump, upgraded LED warehouse lighting, two overhead forced air heaters. open mezzanine. New office area and mezzanine; one office, one open reception/ display or work station area, two washrooms, new high efficient office furnace., new 40 Gallon Hot water heater. this unit is ready to go with a quick possession. Additional rents for 2025 estimated at \$4.00 psf per year; Tenant will have their own electricity and gas meter, water and sewer is common. Small fenced compound on west side may be available for extra monthly fee (confirm if important)

Built in 1976

Essential Information

| | |
|------------|------------|
| MLS® # | A2160636 |
| Price | \$9 |
| Bathrooms | 0.00 |
| Acres | 1.00 |
| Year Built | 1976 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|----------------------------|
| Address | 9, 7628 49 Avenue |
| Subdivision | Northlands Industrial Park |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4P 1M4 |

Interior

| | |
|---------|---|
| Heating | Forced Air, Natural Gas, Overhead Heater(s) |
|---------|---|

Exterior

| | |
|------------|---------------------|
| Roof | Flat Torch Membrane |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 5th, 2024 |
| Days on Market | 230 |
| Zoning | I1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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