

\$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
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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	456
Zoning	C-4

Listing Details

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