

\$8 - 5, 7836 49 Avenue, Red Deer

MLS® #A2183126

\$8

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. Unit is approximately 77' long x 20' wide with approximately 18 foot ceiling. 1 exterior man door, 14' high x 10' wide overhead door, 2 piece washroom and heated by suspended radiant tube heater. Lot is paved. 100 AMP service with 240V. Total space is 1,529.60 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas)

Built in 1979



Essential Information

MLS® #	A2183126
Price	\$8
Bathrooms	0.00
Acres	1.00
Year Built	1979
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5, 7836 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer

Province	Alberta
Postal Code	T4P 2B5

Additional Information

Date Listed	December 11th, 2024
Days on Market	193
Zoning	I1

Listing Details

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

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