

# \$11 - 3, 8121 49 Avenue close, Red Deer

MLS® #A2219729

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.04 Acres

Northlands Industrial Park, Red Deer, Alberta

Now Available for Lease â€” Unit 3, 8121 49  
Avenue Close, Red Deer

Located in the desirable Northlands Industrial Park, this 1,921 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, this bay features three offices, a front reception and waiting area, two bathrooms, a coffee/kitchen counter with sink ready for finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and impressive 23' shop ceilings. Zoned I1 Industrial, the space boasts energy-efficient construction and a 220 amp, three-phase, 600-volt power supply. Tenants benefit from access to common yard areas, paved parking for staff and clients, and excellent connectivity to Gaetz Avenue, Highway 2A, and Highway 11A. Additional rents are budgeted at \$4.89/sq. ft. Promoted at a competitive monthly rate of approximately \$2,543/month, based on \$11.00/sq. ft. base rent plus \$4.89/sq. ft. additional rent. Prefer to own instead of lease? This bay is also available for purchase â€” see MLS# A2218859

Built in 2006

## Essential Information

MLS® #	A2219729
Price	\$11



Bathrooms	0.00
Acres	0.04
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	3, 8121 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

### Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
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### Exterior

Roof	Metal
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	May 7th, 2025
Days on Market	41
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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