

# \$8 - 1a, 7836 49 Avenue, Red Deer

MLS® #A2231028

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Air Conditioned Upstairs Office Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. With open reception area, shared workspace, 2 offices and a boardroom! Staff kitchen and 2 piece washroom complete the space. Total space is 1,721.1 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). There is a 1,530 square foot bay available for your equipment available for rent as well(A2183126)!

Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2231028   |
| Price      | \$8        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1a, 7836 49 Avenue         |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |



|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4P 2B5  |

### **Interior**

|         |             |
|---------|-------------|
| Heating | Baseboard   |
| Cooling | Central Air |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 122             |
| Zoning         | I1              |

### **Listing Details**

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

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