

# \$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)
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## Exterior

Roof	Flat Torch Membrane
Foundation	See Remarks

## Additional Information

Date Listed	September 5th, 2024
Days on Market	232
Zoning	I1

## Listing Details

Listing Office	Century 21 Maximum
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