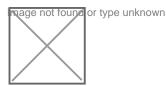


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2,7429 49 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID: 27359

MLS ID: A2188320

\$399,900



- <sup>△</sup> ED KATCHUR
- **(403)** 506-7171
- Maxwell Real Estate Solutions Ltd.
- **403-346-7755**
- 2, 7429 49 Avenue, Red Deer, Alberta T4P 1M5

Transaction Type Title Days On Market

For Sale Fee Simple 103

**Zoning** Subdivision Year Built
11 Northlands Industrial Park 1977

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9420980 5500.00 510.96

InclusionsRestrictionsReportsV/ACall ListerCall Lister

5,500 SF industrial condo available for SALE in the Northlands Industrial Park. This Bay has High Quality leasehold improvements ideal for your business. Great location with quick access to major transportation routes, including: Gaetz (50th) Avenue, Highway 11A, and Highway 2A. Unit features a large inviting reception area, (3) private offices, (2) meeting rooms, kitchenette, storage room, warehouse, washroom, and storage mezzanine. Warehouse is equipped with (1) 12' x 16' overhead door and fluorescent lights. Paved shared angle parking in the front of the building, with additional street parking available. Common yard is paved and has (2) access points. Possession can be immediate but is negotiable.

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