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2, 7819 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
28084

MLS ID:
A2131914

\$10.50



 **KEITH ACHESON**
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 Century 21 Maximum
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 2, 7819 50 Avenue , Red Deer , Alberta T4P 1M8

Transaction Type	Title	Days On Market
For Lease	Fee Simple	602
Lease Amount	Lease Frequency	Lease Term
10.50	Annually	Negotiable
Zoning	Subdivision	Building Type
C-4	Northlands Industrial Park	Retail,See Remarks,Strip Mall,Warehouse
Year Built	Structure Type	Property Type
1983	Warehouse	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	7620870	3613.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
335.66	1	0.00
Footprint (Sq. Ft.)	Roof	Foundation
3613	Flat Torch Membrane	Poured Concrete,Slab
Cooling	Heating	Commercial Amenities
None	Overhead Heater(s),Forced Air,Natural Gas	Paved Yard
Inclusions	Restrictions	Reports
none	None Known	None

Gaetz Avenue high traffic exposure. Multi Tenant building, Flex space- front area for offices and display back area for warehouse and storage. Portion of warehouse area could accommodate additional showroom space. Current layout -front area is two offices, west facing windows reception and display area, one washroom and small storage room, (approx. 900 SF) t bar grid and ceiling tiles 2 x 4 recessed lighting. Area under mezzanine is also enclosed – open area could be used for additional display or assembly areas. Warehouse -t5 lighting, two overhead forced air heaters 12 x 14 foot high overhead door, floor compartment sump. warehouse area was repainted Open mezzanine for additional storage, One washroom. Paved back yard area. Tenant has own electrical and gas meters, water and sewer in common area expenses. Rogers/Shaw or Telus for internet and phone service to the building.. Signage - permitted on building subject to landlord approval and city permits Back lit sign can permitted. Surface parking in front 66 stalls in total with some dedicated and some common. Op Costs for 2026 estimated at \$3.70 per square foot. This space can be combined with the adjacent Bay 3 (connected by service doors in warehouse)

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