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## 4, 7819 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta

**Listing ID:**  
28086

**MLS ID:**  
A2131916

**\$10.50**



 **KEITH ACHESON**  
 (403) 352-2520

 Century 21 Maximum  
 587-272-0221

 4, 7819 50 Avenue , Red Deer , Alberta T4P 1M8

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	621
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Lease Term</b>
10.50	Annually	Negotiable
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
C-4	Northlands Industrial Park	Commercial Mix,Retail,Warehouse
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Multi Unit	Commercial	Warehouse
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
7620870	3466.00	322.00
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Footprint (Sq. Ft.)</b>
1	0.00	3466
<b>Roof</b>	<b>Foundation</b>	<b>Heating</b>
Membrane	Poured Concrete,Slab	Overhead Heater(s),Forced Air,Natural Gas
<b>Commercial Amenities</b>	<b>Inclusions</b>	<b>Restrictions</b>
Paved Yard	none	None Known
<b>Reports</b>		
None		

Affordable space with Gaetz Av exposure. Multi Tenant building ideal for contractor sales, with combination of showroom display area some office and warehouse for product distribution. Space has been refreshed with new paint through out, new T-Bar grid ceiling and updated lighting in front display area. Rogers/Shaw and Telus available in building, Tenant has own electrical and gas meter for space. Water is shared and part of common area costs. Warehouse area has open mezzanine above office area for additional storage. Mid height ceiling height in warehouse (approx. 18-20 feet) Recently installed LED lighting, two overhead forced air furnaces for heat. 12 x 14 Overhead door to back paved yard area. Yard area in rear has some room for vehicle parking as required (normally to the width of bay rented) On building signage available subject to Landlord approval. 66 surface stalls located on the site with mix of common and dedicated stalls. Common area costs \$3.70 psf per year (estimate for 2026)

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