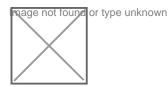


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1,2, 3, 8121 49 AVENUECLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID:

29765

MLS ID: A2202076

\$1,075,000



A PATRICK GALESLOOT

(403) 357-9142

□ Century 21 Advantage

403-346-0021

rM1

1,2, 3, 8121 49 AvenueClose, Red Deer, Alberta T4P 2V5

Transaction Type Title Days On Market

For Sale Fee Simple 139

Zoning Subdivision Building Type

I1 Northlands Industrial Park Commercial Mix, Mixed Use, Warehouse

Year Built Structure Type Property Type
2006 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0227896 6000.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

557.41 2163 0.05

Roof Foundation Heating

Metal Poured Concrete, Slab

Overhead Heater(s), Forced Air, Natural

Gas

InclusionsRestrictionsReportsN/ANone KnownTitle

8121 49 Avenue Close in Red Deer offers a 6,000 sq. ft. commercial building, ideally situated in the Northlands Industrial Park subdivision. Zoned I1 for industrial use, the property comprises three distinct bays on separate titles. Currently, Bay 1 (1,920 sq. ft.) is fully leased to a long-standing tenant with an established business, while Bays 2 and 3 (2,160 sq. ft. and 1,920 sq. ft., respectively) are vacant and available for immediate occupancy. Constructed in 2006 with energy-efficient features, each bay benefits from 22-foot ceilings, 16-foot overhead doors, overhead radiant heat, forced air HVAC systems, sump pits, fenced storage yards, and robust electrical capacity with 220 amp, three-phase 600-volt power supply. Each bay includes a separate front-end office featuring its own washroom and kitchen break room, enhancing the property's functionality. Located on 49 Avenue Close, with easy access from municipal roadways off Highway 2A north and Highway 11A, and in close proximity to future ring road developments, the property is surrounded by improved industrial sites, ensuring continued desirability and operational efficiency.

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