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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



 **PATRICK GALESLOOT**
 (403) 357-9142

 Century 21 Advantage
 403-346-0021

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

Transaction Type For Sale	Title Fee Simple	Days On Market 139
Zoning I1	Subdivision Northlands Industrial Park	Building Type Commercial Mix,Mixed Use,Warehouse
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0227896	Building Area (Sq. Ft.) 6000.00
Building Area (Sq. M.) 557.41	Lot Size (Sq. Ft.) 2163	Lot Size (Acres) 0.05
Roof Metal	Foundation Poured Concrete,Slab	Heating Overhead Heater(s),Forced Air,Natural Gas
Inclusions N/A	Restrictions None Known	Reports Title

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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