

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.

## 7B, 7491 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
29850


**MLS ID:**  
A2203599

**\$8.50**



 **WARREN MARSHALL**  
 (403) 350-0229

 Sundance Realty & Management Inc.  
 403-227-1999

 7B, 7491 49 Avenue , Red Deer , Alberta T4P1M3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 44	<b>Lease Amount</b> 8.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Northlands Industrial Park	<b>Building Type</b> Manufacturing, Warehouse
<b>Year Built</b> 1979	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 2028.00	<b>Building Area (Sq. M.)</b> 188.41
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

This 2,028 SF unit, located in Northlands Industrial Park is available for lease. The unit is wide-open and ready for Tenant Improvements with (2) 12' x 14' overhead doors. The yard is shared with neighbouring Tenants of the building with ample paved parking available directly in front. Additional Rent is estimated at \$3.62 per square foot + Utilities for the 2025 budget year. This space is available immediately.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.