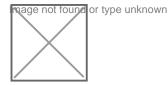


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7895 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID: 30127

MLS ID: A2209888

\$1,100,000



△ DENA ARNOLD

(403) 597-5450

□ CIR Realty

403-358-3883

7895 50 Avenue, Red Deer, Alberta T4P 2S4

Transaction Type

For Sale

Days On Market

82

Zoning

11

Subdivision

Northlands Industrial Park

Building TypeCommercial Mix

Year Built 1982

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Legal Plan

8120345

Building Area (Sq. Ft.)

Building Area (Sq. M.)

669.73

Inclusions to be determined

RestrictionsSee Remarks

7209.00

Reports None

Prime Industrial Investment Opportunity – North Red Deer Located on a high-traffic main corridor in the heart of North Red Deer, this large industrial shop sits on a spacious 0.8-acre lot, offering excellent visibility and easy access for commercial operations. The building features ample space for warehousing, manufacturing, or industrial service use, with plenty of yard space for parking, equipment, or future expansion. Property highlights; Lot Size: 0.8 acres – ideal for maneuvering large vehicles or storing materials, Established Tenancy: Currently leased to a long-term tenant with a solid lease in place – tenant wishes to stay; Zoning: Industrial – supports a variety of commercial and industrial use. Great Stable income-generating property as the existing tenant has expressed strong interest in continuing their lease, providing a stable and long-term revenue stream for investors.

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