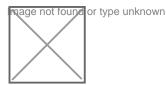


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAY 7, 7459 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 30205

MLS ID: A2212195

\$7



△ DENNIS ROSZELL

(403) 350-1914

□ Century 21 Bravo Realty

403-250-2882

B

Bay 7, 7459 49 Avenue, Red Deer, Alberta T4P 1N2

Transaction Type

For Lease

Title

Fee Simple

Days On Market

15

Lease Amount

7.00

Lease Frequency

Annually

Lease Term

Renewal Option

Zoning I-1 Subdivision

Northwood Estates

Building Type Warehouse

Year Built

1978

Structure Type

Property Type

Warehouse

Commercial

Property Sub Type

Industrial

Legal Plan 062 1378 Building Area (Sq. Ft.)

1281.00

Building Area (Sq. M.)

119.01

Construction Type

Concrete

Roof

Flat Torch Membrane

Foundation

Poured Concrete

Cooling

None

Heating

High Efficiency, Overhead

Heater(s), Forced Air, Natural Gas

Lot Features

Level, Near Shopping

Center, Paved, Street Lighting, Yard

Drainage, Yard Lights

Commercial Amenities

Floor Drain(s)/Grease Trap(s),Parking-Extra,Paved Yard,Yard Drainage,Yard

Lights

Inclusions

N/A

RestrictionsBoard Approval

Reports

None

Bays with Fenced, gated, Paved yards are hard to find. There is a sign tower for signage & extra parking. This is a Prime location close to Gaetz Ave with several industrial businesses surrounding this condominium bay. 1/2 of the occupants of this 8 unit complex are owners. The unit is an open warehouse with a bathroom. 12' X 14' sunshine door and a 3' man door. The energy efficient forced air overhead furnace was installed in 2023. The condominium is well managed and kept in top condition. The roof and sidewalks have been replaced with in the last 4 years. The bay is ideal for mechanical shop, trade service bay, small engine repair, small manufacturing, storage, warehousing, personal hobby shop, and any other use you need that fits with in the City of Red Deer's I-1 zoning. Bay 7 & 8 are side by side for a combined 2240 sq. ft. both bays together provide up to 12 parking stalls plus optional fenced gated gravel storage lot.

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.