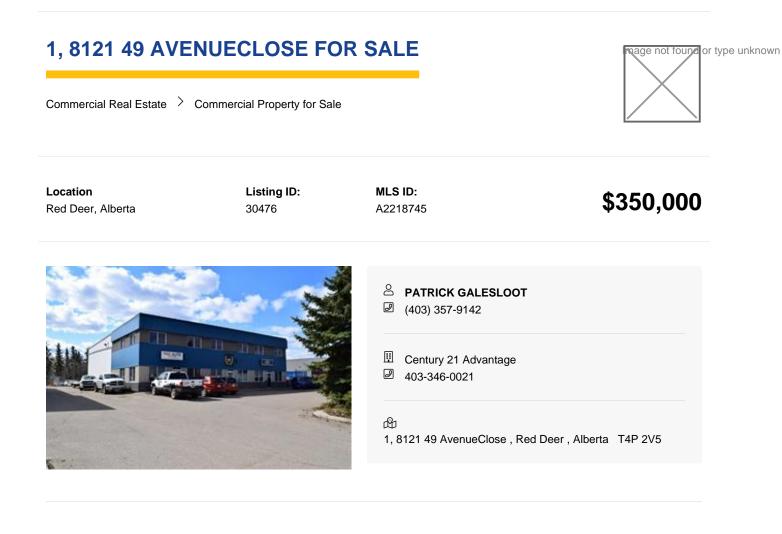


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Transaction Type For Sale

Zoning

Year Built 2006

Property Sub Type Industrial

Building Area (Sq. M.) 178.74

Roof Metal

Inclusions N/A Title Fee Simple

Subdivision Northlands Industrial Park

Structure Type Industrial

Legal Plan 0227896

Lot Size (Sq. Ft.) 1924

Foundation Poured Concrete,Slab

Restrictions None Known Days On Market 65

Building Type Commercial Mix,Mixed Use,Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 1924.00

Lot Size (Acres) 0.04

Heating Overhead Heater(s),Forced Air,Natural Gas

Reports Survey Plan

Unit 1 at 8121 49 Avenue Close in Red Deer offers a 1,920 sq. ft. industrial condo bay within a well-maintained commercial building in the Northlands Industrial Park subdivision. Built in 2006, this bay features two offices, a coffee/kitchen counter with sink, one washroom, a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and approximately 23' ceiling height in the shop. The space includes access to common yard areas and paved parking for staff or clients, with quick access to Gaetz Avenue, Highway 2A, and Highway 11A. Zoned 11 for industrial use, the property benefits from energy-efficient construction and robust electrical capacity with 220 amp, three-phase, 600-volt power supply. Unit 1 is currently leased to a long-standing tenant with an established business, offering a strong investment opportunity. The entire 6,000 sq. ft. building, listed under MLS® #A2202076, is also available for sale, with each of the three condo bays offered individually or as part of a combined purchase.

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