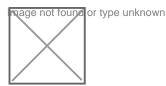


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1, 8121 49 AVENUECLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID: 30476

MLS ID: A2218745

\$350,000



- A PATRICK GALESLOOT
- **(403)** 357-9142
- □ Century 21 Advantage
- **403-346-0021**

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

Transaction Type Title Days On Market

For Sale Fee Simple 2

Zoning Subdivision Building Type

I1 Northlands Industrial Park Commercial Mix, Mixed Use, Warehouse

Year Built Structure Type Property Type
2006 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0227896 1924.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

178.74 1924 0.04

Roof Foundation Heating

Metal Poured Concrete, Slab

Overhead Heater(s), Forced Air, Natural

Gas

InclusionsRestrictionsReportsN/ANone KnownSurvey 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 I1 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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