

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.

## 13, 7428 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Deer, Alberta



**Listing ID:**  
30702


**MLS ID:**  
A2221412

**\$399,900**



 **DREW MCGINNIS**  
 (403) 347-8757

 Concept Realty Group Inc.  
 587-797-1744

 13, 7428 49 Avenue , Red Deer , Alberta T4P 1M2

**Transaction Type**

For Sale

**Days On Market**

71

**Zoning**

I1

**Subdivision**

Northlands Industrial Park

**Year Built**

1977

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

7821697

**Building Area (Sq. Ft.)**

3051.00

**Building Area (Sq. M.)**

283.44

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans,Leases

Great opportunity to invest in a highly visible commercial unit, located amongst plenty of surrounding businesses in the Northlands Industrial Park. This commercial condominium property features a large rear shop with a 12x14 overhead door, ample overhead lighting, and conveniently placed bathroom. The upper level offers a spacious mezzanine- complete with cabinetry and sink. There are also two rooms available for office space or storage. The front section offers a bright retail space, an office, workshop, and additional bathroom. Ample front parking is offered in a paved lot. Alongside the gravel rear alley, there is plenty of width for large trucks and equipment. Enjoy prompt access to the highway and nearby commercial hubs. Currently rented with a long-standing history of occupation in a desirable mixed use space.

**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.