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1A, 7836 49 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
30957


MLS ID:
A2231028

\$7.50



 **SEAN KROHN**
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 Century 21 Maximum
 587-272-0221

 1A, 7836 49 Avenue , Red Deer , Alberta T4P 2B5

Transaction Type For Lease	Days On Market 355	Lease Amount 7.50
Lease Frequency Annually	Zoning I1	Subdivision Northlands Industrial Park
Year Built 1979	Structure Type Industrial	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7722205	Building Area (Sq. Ft.) 1721.10
Building Area (Sq. M.) 159.89	Cooling Central Air	Heating Baseboard
Inclusions N/A	Restrictions None Known	Reports None

Air Conditioned Upstairs Office Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. With open reception area, shared workspace, 2 offices and a boardroom! Staff kitchen and 2 piece washroom complete the space. Total space is 1,721.1 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2026. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas).

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