

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.

5, 7969 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
32020

MLS ID:
A2255120

\$9



👤 **WESLEY GIESBRECHT**
✉ (403) 350-5674

🏢 Century 21 Advantage
✉ 403-346-0021

📍 5, 7969 49 Avenue , Red Deer , Alberta T4P 2V5

Transaction Type	Title	Days On Market
For Lease	Leasehold	124
Lease Amount	Lease Frequency	Zoning
9.00	Annually	I1
Subdivision	Building Type	Year Built
Northlands Industrial Park	Commercial Mix,Condo Complex,Mixed Use,Office Building,See Remarks,Sports and Recreation,Warehouse	1982
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8222669	4517.00	419.64
Footprint (Sq. Ft.)	Construction Type	Roof
3760	Concrete,Metal Frame	Metal
Foundation	Cooling	Heating
Poured Concrete	Central Air	Forced Air,Natural Gas,Radiant
Access to Property	Inclusions	Restrictions
Back Alley Access,Direct Access,Paved Lane,Paved Road	N/A	Landlord Approval
Reports		
Other Documents		

TURN-KEY SUB-LEASE AVAILABLE!. SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT Light-Industrial bay featuring a total of 6 offices (3-up), 3 baths (1-up), and an executive-finished boardroom (1,265 SQ FT developed mezzanine space). At the back there's 1900 SQ FT+/- of shop/storage space at the back. (70'x28'W) with a total main-floor footprint of 3,252 SQ FT (28'x120'). A large 12x14' Overhead Door w/ automatic opener, ceiling height of 18', services the back. Partially paved back-alley access for easy loading/ unloading and a generous helping of parking at the front & rear. A tremendous opportunity to sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2025) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$3,387.75/month, puts this bay at an asking price of \$5,062.80/month or \$13.45/PSF total rent on an introductory price! Easy to show during business hours. Possession can be immediate.

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.