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2, 8121 49 AVENUECLOSE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta

Listing ID:
32552

MLS ID:
A2265068

\$369,900



 **PATRICK GALESLOOT**
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 Century 21 Advantage
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 2, 8121 49 AvenueClose , Red Deer , Alberta T4P 2V5

Transaction Type For Sale	Title Fee Simple	Days On Market 190
Zoning I1	Subdivision Northlands Industrial Park	Building Type Commercial Mix,Mixed Use,Warehouse
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0227896	Building Area (Sq. Ft.) 2162.00
Building Area (Sq. M.) 200.85	Lot Size (Sq. Ft.) 2163	Lot Size (Acres) 0.05
Roof Metal	Foundation Poured Concrete,Slab	Heating Overhead Heater(s),Forced Air,Natural Gas
Inclusions n/a	Restrictions None Known	Reports Site Plans

Unit 2 at 8121 49 Avenue Close in Red Deer offers a 2,162 sq. ft. industrial condo bay within a well-maintained commercial building in the Northlands Industrial Park subdivision. Built in 2006, this vacant bay provides a wide-open, flexible layout ready for development, finishing, or use as-is, making it ideal for a range of industrial or commercial applications. It features a 19' x 24' mezzanine, perfect for additional storage, one half bath on the main floor in the shop area, and a shower on the mezzanine level. Additional features include 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 convenient access to Gaetz Avenue, Highway 2A, and Highway 11A. Zoned I1 for industrial use, the property is equipped with energy-efficient construction and a robust 220 amp, three-phase, 600-volt power supply. 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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