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## 1, 8121 49 AVENUECLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Deer, Alberta



**Listing ID:**  
32553


**MLS ID:**  
A2265072

**\$369,900**



 **PATRICK GALESLOOT**  
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 Century 21 Advantage  
 403-346-0021

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Zoning</b> I1	<b>Subdivision</b> Northlands Industrial Park	<b>Building Type</b> Commercial Mix,Mixed Use,Warehouse
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0227896	<b>Building Area (Sq. Ft.)</b> 1924.00
<b>Building Area (Sq. M.)</b> 178.74	<b>Lot Size (Sq. Ft.)</b> 1924	<b>Lot Size (Acres)</b> 0.04
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Slab	<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Survey 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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