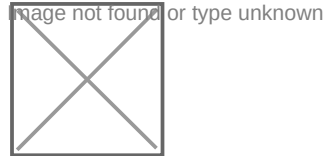


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

13, 7428 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
32909

MLS ID:
A2269686

\$399,900



 **KELLY JONES**
 (403) 392-0382

 Coldwell Banker OnTrack Realty
 403-343-3344

 13, 7428 49 Avenue , Red Deer , Alberta T4P1M2

Transaction Type For Sale	Zoning I1	Subdivision Northlands Industrial Park
Year Built 1977	Structure Type Mixed Use	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, Title		

Ideal opportunity in Northlands Industrial Park! This well-suited 3,051 sq ft industrial condo offers exceptional value for both investors and owner-operators looking for a functional, flexible space in one of Red Deer's strongest commercial corridors. Enjoy the convenience of snow removal and grass maintenance! Featuring a large rear shop bay with a 12' x 14' overhead door, bright front retail/office space, and an upper mezzanine with a kitchenette and additional bathroom, this unit is designed to support a wide range of business needs. The layout includes two separate office or storage rooms, plus a workshop area, giving you efficient workflow potential and room to grow. Outside, you'll find ample paved parking and easy access to the gravel rear alley. Which is ideal for trucks, deliveries, and equipment movement. Surrounded by established businesses and located minutes from major roads and commercial amenities, this property combines convenience with long-term stability. Currently rented with a strong history of occupancy, this unit offers an appealing option for investors seeking steady returns as well as business owners wanting a strategic, high-visibility location.

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