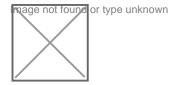


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5, 7969 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Listing ID:

MLS ID:

\$549,900

Red Deer, Alberta

33225 A2263413



- △ WESLEY GIESBRECHT
- **2** (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 Sale Fee Simple 2

Building Type

Inclusions

Zoning Subdivision Commercial Mix,Condo Complex,Mixed

Northlands Industrial Park Use,Office Building,See Remarks,Sports

and Recreation, Warehouse

Year BuiltStructure TypeProperty Type1982Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 8222669 4517.00

Building Area (Sq. M.)Footprint (Sq. Ft.)Construction Type419.643252Concrete,Metal Frame

Roof Foundation Cooling

Metal Poured Concrete Central Air

Heating Access to Property

Forced Air, Natural Gas, Radiant

Back Alley Access, Direct Access, Paved
N/A

Lane, Paved Road

Restrictions Reports

11

Condo/Strata Approval Other Documents

For Sale, This TURN-KEY INDUSTRIAL CONDO BAY IS AVAILABLE!. SUBSTANTIALLY RENOVATED, High-end finishings throughout! Located in Northlands Industrial Park, this fully developed 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 Own this Quality finished, executively 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. Easy to show during business hours. Vacant and ready to occupy.

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