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## 5, 7969 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta



**Listing ID:**  
33225


**MLS ID:**  
A2263413

**\$549,900**



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

 Century 21 Advantage  
 403-346-0021

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

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| <b>Transaction Type</b><br>For Sale              | <b>Title</b><br>Fee Simple   | <b>Days On Market</b><br>2   |
| <b>Zoning</b><br>I1                              | <b>Subdivision</b><br>Northlands Industrial Park                                   | <b>Building Type</b><br>Commercial Mix,Condo Complex,Mixed Use,Office Building,See Remarks,Sports and Recreation,Warehouse |
| <b>Year Built</b><br>1982                        | <b>Structure Type</b><br>Mixed Use   | <b>Property Type</b><br>Commercial   |
| <b>Property Sub Type</b><br>Mixed Use            | <b>Legal Plan</b><br>8222669   | <b>Building Area (Sq. Ft.)</b><br>4517.00  |
| <b>Building Area (Sq. M.)</b><br>419.64          | <b>Footprint (Sq. Ft.)</b><br>3252   | <b>Construction Type</b><br>Concrete,Metal Frame   |
| <b>Roof</b><br>Metal                             | <b>Foundation</b><br>Poured Concrete   | <b>Cooling</b><br>Central Air  |
| <b>Heating</b><br>Forced Air,Natural Gas,Radiant | <b>Access to Property</b><br>Back Alley Access,Direct Access,Paved Lane,Paved Road | <b>Inclusions</b><br>N/A   |
| <b>Restrictions</b><br>Condo/Strata Approval     | <b>Reports</b><br>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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