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5, 7969 49 AVENUE FOR SALE

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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

Transaction Type For Sale	Title Fee Simple	Days On Market 150
Zoning I1	Subdivision Northlands Industrial Park	Building Type Commercial Mix,Condo Complex,Mixed Use,Office Building,See Remarks,Sports and Recreation,Warehouse
Year Built 1982	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 8222669	Building Area (Sq. Ft.) 4517.00
Building Area (Sq. M.) 419.64	Footprint (Sq. Ft.) 3252	Construction Type Concrete,Metal Frame
Roof Metal	Foundation Poured Concrete	Cooling Central Air
Heating Forced Air,Natural Gas,Radiant	Access to Property Back Alley Access,Direct Access,Paved Lane,Paved Road	Inclusions N/A
Restrictions Condo/Strata Approval	Reports 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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