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## 1 & 3, 7611 49 AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**  
Red Deer, Alberta

**Listing ID:**  
34356

**MLS ID:**  
A2292248

**\$8**



 **BILL HOGG**  
 (403) 872-3670

 Century 21 Maximum  
 587-272-0221

 1 & 3, 7611 49 Avenue , Red Deer , Alberta T4P 1M3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 8.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-1	<b>Subdivision</b> Northlands Industrial Park
<b>Year Built</b> 1977	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7621172	<b>Building Area (Sq. Ft.)</b> 3209.00
<b>Building Area (Sq. M.)</b> 298.12	<b>Lot Size (Sq. Ft.)</b> 159429	<b>Lot Size (Acres)</b> 3.66
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

A multi-tenant building in the Northland Industrial Area with corner visibility. Unit located in the highly visible Truck Town Building at the east end of 76 Street. Parking at the side of the building is paved with 1 overhead loading door at grade level. Unit consists of an office area, retail-showroom space, washroom and the rear is warehouse/open space. Heating for the office is gas forced air furnace and for the shop there is radiant tube heating. Looking for a long term Tenant with escalations over the term of the lease. NNN is \$4.60 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.

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