



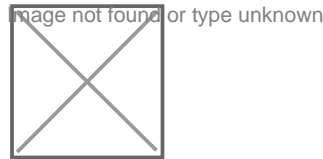
Generated:
Apr 18, 2026, 7:24:45

Regional Contact

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5, 7969 49 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Red Deer, Alberta

Listing ID:
34904

MLS ID:
A2302555

\$9



WESLEY GIESBRECHT
 (403) 350-5674

Century 21 Advantage
 403-346-0021

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

Transaction Type For Lease	Title Leasehold	Days On Market 1
Lease Amount 9.00	Lease Frequency Annually	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 Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8222669	Building Area (Sq. Ft.) 4517.00	Building Area (Sq. M.) 419.64
Footprint (Sq. Ft.) 3760	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 Landlord Approval
Reports Other Documents		

TURN-KEY Commercial/Industrial Unit w/ immediate AVAILABILITY!. SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT light industrial bay features a total of 6 offices (3 upstairs), 3 baths (1 upstairs), 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 12'x14' overhead door w/ an 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 lease this nicely built-out industrial condo! . All office spaces are air-conditioned. Operational expenses of \$4.45/PSF or \$1,675.05/month (2025), which include taxes, insurance, condo fees, and water & sewer. With a base rent of \$3,387.75/month, this affordable commercial/industrial condo bay is at an asking price of \$5,062.80/month or \$13.45/PSF total rent on an introductory price! Easy to show during business hours. Possession can be immediate.

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