

# \$13 - 5, 7969 49 Avenue, Red Deer

MLS® #A2201994

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

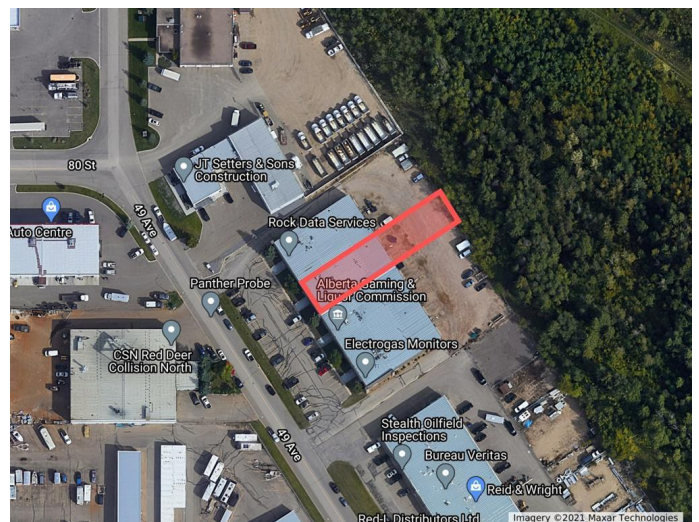
Northlands Industrial Park, Red Deer, Alberta

TURN-KEY SUB-LEASE AVAILABLE!  
SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 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 sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2024) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$4,893.42/month, puts this bay at an asking price of \$6,568.47/month or \$17.45/PSF total. Easy to show during business hours. Possession can be within 30 days.

Built in 1982

## Essential Information

MLS® #	A2201994
Price	\$13



Bathrooms	0.00
Acres	0.00
Year Built	1982
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	5, 7969 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5

### Amenities

Parking Spaces	20
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### Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

### Exterior

Roof	Metal
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	54
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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