

\$11 - 3, 8121 49 Avenue close, Red Deer

MLS® #A2219729

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

Northlands Industrial Park, Red Deer, Alberta

Now Available for Lease â€™ Unit 3, 8121 49
Avenue Close, Red Deer

Located in the desirable Northlands Industrial Park, this 1,921 sq. ft. industrial condo bay offers a prime opportunity for your business. Built in 2006, this bay features three offices, a front reception and waiting area, two bathrooms, a coffee/kitchen counter with sink ready for finishing, or immediate use, making it ideal for various industrial or commercial applications. Key highlights include a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and impressive 23' shop ceilings. Zoned I1 Industrial, the space boasts energy-efficient construction and a 220 amp, three-phase, 600-volt power supply. Tenants benefit from access to common yard areas, paved parking for staff and clients, and excellent connectivity to Gaetz Avenue, Highway 2A, and Highway 11A. Additional rents are budgeted at \$4.89/sq. ft. Promoted at a competitive monthly rate of approximately \$2,543/month, based on \$11.00/sq. ft. base rent plus \$4.89/sq. ft. additional rent. Prefer to own instead of lease? This bay is also available for purchase â€™ see MLS# A2218859

Built in 2006

Essential Information

| | |
|--------|----------|
| MLS® # | A2219729 |
| Price | \$11 |



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.04 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 3, 8121 49 Avenue |
| Subdivision | Northlands Industrial Park |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4P 2V5 |

Interior

| | |
|---------|---|
| Heating | Forced Air, Natural Gas, Overhead Heater(s) |
|---------|---|

Exterior

| | |
|------------|-----------------------|
| Roof | Metal |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 25 |
| Zoning | I1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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