

\$ - 2, 7819 50 Avenue, Red Deer

MLS® #A2131914

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0 Bedroom, 0.00 Bathroom, 3,613 sqft

Retail on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Gaetz Avenue high traffic exposure. Multi Tenant building, Flex space- front area for offices and display back area for warehouse and storage. Portion of warehouse area could accommodate additional showroom space. Current layout -front area is two offices, west facing windows reception and display area, one washroom and small storage room, (approx. 900 SF) t bar grid and ceiling tiles 2 x 4 recessed lighting. Area under mezzanine is also enclosed " open area could be used for additional display or assembly areas. Warehouse -t5 lighting, two overhead forced air heaters 12 x 14 foot high overhead door, floor compartment sump. warehouse area was repainted Open mezzanine for additional storage, One washroom. Paved back yard area. Tenant has own electrical and gas meters, water and sewer in common area expenses. Rogers/Shaw or Telus for internet and phone service to the building.. Signage - permitted on building subject to landlord approval and city permits Back lit sign can permitted. Surface parking in front 66 stalls in total with some dedicated and some common. Op Costs for 2025 estimated at \$3.50 per square foot. This space can be combined with the adjacent Bay 3 (connected by service doors in warehouse) (id:6289)

Built in 1983

Essential Information



Listing #	A2131914
Bathrooms	0.00
Square Footage	3,613
Acres	0.00
Year Built	1983
Type	Retail
Sub-Type	Freehold

Community Information

Address	2, 7819 50 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
Province	Alberta
Postal Code	T4P1M8

Amenities

Parking Spaces	66
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Interior

Heating	Natural gas Forced air
Cooling	None

Exterior

Foundation	Poured Concrete, Slab
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Listing Details

Listing Office	Century 21 Maximum
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