

\$ - 4, 7819 50 Avenue, Red Deer

MLS® #A2131916

\$

0 Bedroom, 0.00 Bathroom, 3,466 sqft

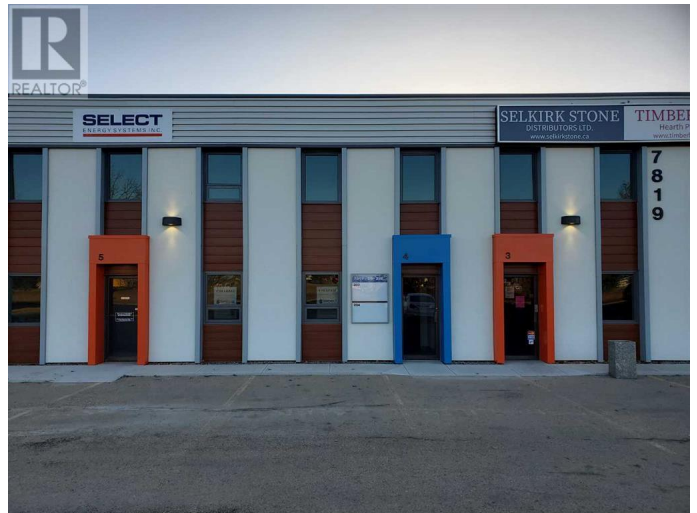
Industrial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Affordable space with Gaetz Av exposure. Multi Tenant building ideal for contractor sales, with combination of showroom display area some office and warehouse for product distribution. Space has been refreshed with new paint through out, new T-Bar grid ceiling and updated lighting in front display area. Rogers/Shaw and Telus available in building, Tenant has own electrical and gas meter for space. Water is shared and part of common area costs. Warehouse area has open mezzanine above office area for additional storage. Mid height ceiling height in warehouse (approx. 18-20 feet) Recently installed LED lighting, two overhead forced air furnaces for heat. 12 x 14 Overhead door to back paved yard area. Yard area in rear has some room for vehicle parking as required (normally to the width of bay rented) On building signage available subject to Landlord approval. 66 surface stalls located on the site with mix of common and dedicated stalls. Common area costs \$3.50 psf per year (estimate for 2025) (id:6289)

Essential Information

Listing #	A2131916
Bathrooms	0.00
Square Footage	3,466
Acres	0.00
Type	Industrial



Sub-Type Freehold

Community Information

Address 4, 7819 50 Avenue
Subdivision Northlands Industrial Park
City Red Deer
Province Alberta
Postal Code T4P1M8

Amenities

Parking Spaces 66

Interior

Heating Natural gas Forced air

Exterior

Foundation Poured Concrete, Slab

Listing Details

Listing Office Century 21 Maximum



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Listing information last updated on October 19th, 2025 at 6:16pm PDT