

\$ - 205, 7803 50 Avenue, Red Deer

MLS® #A2255923

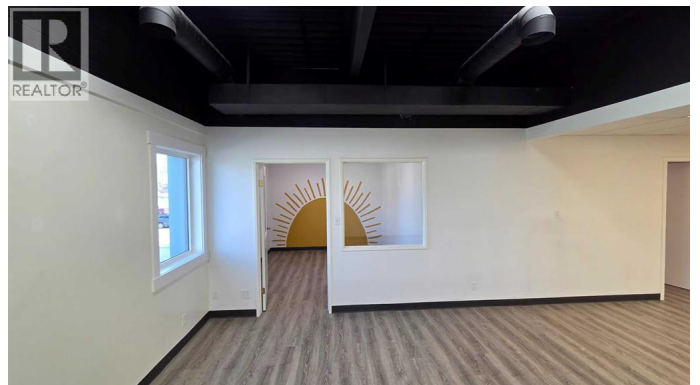
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0 Bedroom, 0.00 Bathroom, 1,180 sqft

Office on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

2nd Floor AIR CONDITIONED walk up space on North Gaetz in Red Deer. Space suited for retail by appointment or office uses. City of Red Deer now permits office professionals in this zoning (subject to approval by city) Ideal space for small accounting/bookkeeping, administrative offices, small micro retail business. (past use) Unit layout- one office one large meeting room (could be office) remainder is open space which can be used for display or office cubicles/ open workspace area. Small Storage room. Combination of open ceiling and T-bar, LED Lighting, Space was recently renovated (2023) new vinyl Plank flooring and painted. exposure facing Gaetz Ave. unit is heated and cooled with rooftop unit ; Tenant has full control of temperature for their space. Signage: . Directory signage on main floor entry to building and identification signage on unit door, outside Tenant will have identification signage on main level entrance to the walk up space. Parking - 66 surface stalls located on the site; mix of dedicated and common. Common costs estimated at \$5.25 for 2025 for upstairs units- proportionate share of heat, water and sewer and shared use of one garbage bin ,property taxes, insurance and janitorial to common areas. Tenant pays Electricity, Telus and Shaw now available at the building. Main entrance to the 2nd floor complex renovated in 2025; Other Tenancy on this floor included a financial services company, engineer and admin offices for an oil field services company.



(id:6289)

Essential Information

Listing #	A2255923
Bathrooms	0.00
Square Footage	1,180
Acres	0.00
Type	Office
Sub-Type	Freehold

Community Information

Address	205, 7803 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, See remarks
Cooling	Fully air conditioned

Exterior

Foundation	Slab
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Listing Details

Listing Office	Century 21 Maximum
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Listing information last updated on October 19th, 2025 at 8:46pm PDT