

\$369,900 - 1, 8121 49 Avenue close, Red Deer

MLS® #A2265072

\$369,900

0 Bedroom, 0.00 Bathroom, 1,924 sqft
Industrial on 0.04 Acres

Northlands Industrial Park, Red Deer, Alberta

Unit 1 at 8121 49 Avenue Close in Red Deer offers a 1,920 sq. ft. industrial condo bay within a well-maintained commercial building in the Northlands Industrial Park subdivision.

Built in 2006, this bay features two offices, a coffee/kitchen counter with sink, one washroom, a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and approximately 23' ceiling height in the shop. The space includes access to common yard areas and paved parking for staff or clients, with quick access to Gaetz Avenue, Highway 2A, and Highway 11A. Zoned I1 for industrial use, the property benefits from energy-efficient construction and robust electrical capacity with 220 amp, three-phase, 600-volt power supply. Unit 1 is currently leased to a long-standing tenant with an established business, offering a strong investment opportunity. The entire 6,000 sq. ft. building, listed under MLS® #A2202076, is also available for sale, with each of the three condo bays offered individually or as part of a combined purchase. (id:6289)

Built in 2006

Essential Information

Listing #	A2265072
Price	\$369,900
Bathrooms	0.00
Square Footage	1,924



Acres	0.04
Year Built	2006
Type	Industrial
Sub-Type	Condominium/Strata

Community Information

Address	1, 8121 49 Avenue close
Subdivision	Northlands Industrial Park
City	Red Deer
Province	Alberta
Postal Code	T4P2V5

Interior

Heating	Natural gas Forced air
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Exterior

Foundation	Poured Concrete, Slab
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Listing Details

Listing Office	Century 21 Advantage
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