

# \$13 - 5, 7969 49 Avenue, Red Deer

MLS® #A2201994

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

TURN-KEY SUB-LEASE AVAILABLE!  
SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT Light-Industrial bay featuring a total of 6 offices (3-up), 3 baths (1-up), and an executive-finished boardroom (1,265 SQ FT developed mezzanine space). At the back there's 1900 SQ FT+/- of shop/storage space at the back. (70'x28'W) with a total main-floor footprint of 3,252 SQ FT (28'x120'). A large 12x14' Overhead Door w/ automatic opener, ceiling height of 18', services the back. Partially paved back-alley access for easy loading/ unloading and a generous helping of parking at the front & rear. A tremendous opportunity to sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2024) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$4,893.42/month, puts this bay at an asking price of \$6,568.47/month or \$17.45/PSF total. Easy to show during business hours. Possession can be within 30 days.

Built in 1982

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2201994 |
| Price  | \$13     |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1982       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5, 7969 49 Avenue          |
| Subdivision | Northlands Industrial Park |
| City        | Red Deer                   |
| County      | Red Deer                   |
| Province    | Alberta                    |
| Postal Code | T4P 2V5                    |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

### Interior

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | Central Air                      |

### Exterior

|              |                       |
|--------------|-----------------------|
| Roof         | Metal                 |
| Construction | Concrete, Metal Frame |
| Foundation   | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 156              |
| Zoning         | I1               |

### Listing Details

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

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