$9 - 5, 7969 49 Avenue, Red Deer

MLS® #A2255120

$9
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 (2025) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of $3,387.75/month, puts this bay at an asking price of $5,062.80/month or $13.45/PSF total rent on an introductory price! Easy to show during business hours. Possession can be immediate.

Built in 1982

Essential Information

MLS® #	A2255120
Price	$9

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	September 9th, 2025
Days on Market	8
Zoning	I1

Listing Details

Listing Office	Century 21 Advantage

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