

# \$9 - 7, 7957 49 Avenue, Red Deer

MLS® #A2205067

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.81 Acres

Northlands Industrial Park, Red Deer, Alberta

2,514 sq. ft. unit Has a reception area, 1 office, coffee area and washroom. The warehouse features approximately 1,864 square feet with a divided 50 by 25 foot service bay. There is a fenced compound, approximately 35 x 80 - 2,800 square feet, at the rear of the unit with shared parking in front of the building. Base Rent \$9.00 per sq. ft. per annum with escalations assuming 5 year lease. Additional/NNN Costs are approximately \$4.50 per sq. ft. for 2025.

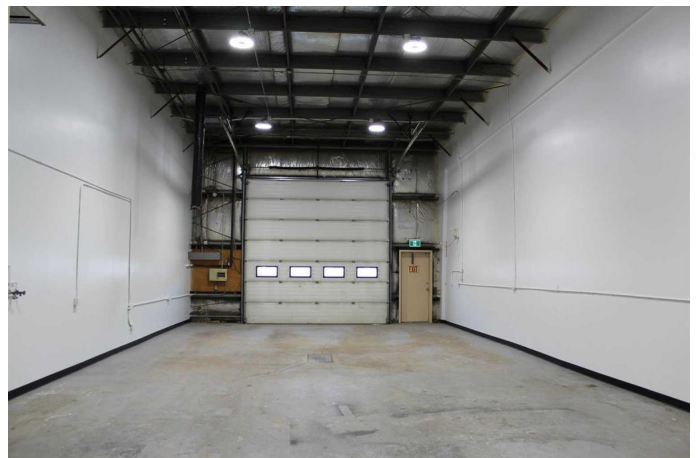
Built in 1979

## Essential Information

MLS® #	A2205067
Price	\$9
Bathrooms	0.00
Acres	2.81
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	7, 7957 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2V5



**Additional Information**

Date Listed	April 1st, 2025
Days on Market	80
Zoning	I1

**Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.