

# \$8 - 1a, 7836 49 Avenue, Red Deer

MLS® #A2231028

**\$8**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northlands Industrial Park, Red Deer, Alberta

Air Conditioned Upstairs Office Unit located in the main building of a 2 building property in the Northland Industrial area with easy access from Gaetz/50th Avenue. With open reception area, shared workspace, 2 offices and a boardroom! Staff kitchen and 2 piece washroom complete the space. Total space is 1,727.1 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2025. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas). There is a 1,530 square foot bay available for your equipment available for rent as well(A2183126)!

Built in 1979

## Essential Information

MLS® #	A2231028
Price	\$8
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	1a, 7836 49 Avenue
Subdivision	Northlands Industrial Park
City	Red Deer



County	Red Deer
Province	Alberta
Postal Code	T4P 2B5

### **Interior**

Heating	Baseboard
Cooling	Central Air

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	22
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.