



**GRASSROOTS**  
REALTY GROUP

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1A, 7836 49 Avenue  
Red Deer, Alberta

MLS # A2231028



**\$7 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,721 sq.ft.

**Zoning:** I1

**Heating:** Baseboard

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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 1,721.1 square feet. Current NNN is \$5.00 per sq. ft. per annum for 2026. Property Taxes included in NNN. Tenant is responsible for metered utilities (Electricity and Natural Gas).