



GRASSROOTS
REALTY GROUP

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5, 7969 49 Avenue
Red Deer, Alberta

MLS # A2263413

\$549,900



Division: Northlands Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,517 sq.ft.

Zoning: I1

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Metal Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

For Sale, This TURN-KEY INDUSTRIAL CONDO BAY IS AVAILABLE!. SUBSTANTIALLY RENOVATED, High-end finishings throughout! Located in Northlands Industrial Park, this fully developed 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 Own this Quality finished, executively 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. Easy to show during business hours. Vacant and ready to occupy.