



**2, 8121 49 Avenue Close
Red Deer, Alberta**

MLS # A2265068



\$369,900

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,162 sq.ft.

Zoning: I1

Heating: Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.05 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Unit 2 at 8121 49 Avenue Close in Red Deer offers a 2,162 sq. ft. industrial condo bay within a well-maintained commercial building in the Northlands Industrial Park subdivision. Built in 2006, this vacant bay provides a wide-open, flexible layout ready for development, finishing, or use as-is, making it ideal for a range of industrial or commercial applications. It features a 19' x 24' mezzanine, perfect for additional storage, one half bath on the main floor in the shop area, and a shower on the mezzanine level. Additional features include a powered 16' x 14' overhead door, a makeup air unit, a two-compartment sump, radiant heat, and approximately 23' ceiling height in the shop. The space includes access to common yard areas and paved parking for staff or clients, with convenient access to Gaetz Avenue, Highway 2A, and Highway 11A. Zoned I1 for industrial use, the property is equipped with energy-efficient construction and a robust 220 amp, three-phase, 600-volt power supply. The entire 6,000 sq. ft. building, listed under MLS# A2202076, is also available for sale, with each of the three condo bays offered individually or as part of a combined purchase.