



**15, 7667 50 Avenue  
Red Deer, Alberta**

**MLS # A2276699**



**\$11 per sq.ft.**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Northland 2

**Bus. Name:** -

**Size:** 4,096 sq.ft.

**Zoning:** C-4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.76 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Great location with terrific exposure to heavily travelled Gaetz/50 Avenue. This is a well maintained building. Unit with retail frontage. lots of customer parking with easy access from 77th Street and Gaetz/50 Avenue. Warehouse area is radiant tube heating, and the retail/sales area is heated by a gas furnace. Electrical consists of Phase 3 100-amp power. Base Rent is \$11.00 per sq. ft. per year with escalations assuming 5-year lease. NNN Costs are approximately \$6.00 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.