



1 & 3, 7611 49 Avenue
Red Deer, Alberta

MLS # A2292248



\$8 per sq.ft.

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Truck Town

Bus. Name: -

Size: 3,209 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.66 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

A multi-tenant building in the Northland Industrial Area with corner visibility. Unit located in the highly visible Truck Town Building at the east end of 76 Street. Parking at the side of the building is paved with 1 overhead loading door at grade level. Unit consists of an office area, retail-showroom space, washroom and the rear is warehouse/open space. Heating for the office is gas forced air furnace and for the shop there is radiant tube heating. Looking for a long term Tenant with escalations over the term of the lease. NNN is \$4.60 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.