



GRASSROOTS
REALTY GROUP

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2, 3, 4, 8121 49 Avenue Close
Red Deer, Alberta

MLS # A2202076



\$1,100,000

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: I1

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

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.05 Acre

Lot Feat: -

8121 49 Avenue Close in Red Deer offers a fully leased 6,000 sq. ft. commercial building, ideally situated in the Northlands Industrial Park subdivision. Zoned I1 for industrial use, the property comprises three distinct bays on separate titles, accommodating long-standing tenants with established businesses. Bay 1 measures 1,920 sq. ft., Bay 2 encompasses 2,160 sq. ft. on the main floor with an additional mezzanine storage area, while Bay 3 offers 1,920 sq. ft. Constructed in 2006 with energy-efficient features, each bay benefits from 22-foot ceilings, 16-foot overhead doors, overhead radiant heat, forced air HVAC systems, sump pits, fenced storage yards, and robust electrical capacity with 220 amp, three-phase 600-volt power supply. Each bay consists of a separate front-end office. The front office area includes its own washroom and kitchen break room, further enhancing the property's functionality. Located on 49 Avenue Close, with easy access from municipal roadways off Highway 2A north and Highway 11A, and in close proximity to future ring road developments, the property is surrounded by improved industrial sites, ensuring continued desirability and operational efficiency.