



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

7, 7957 49 Avenue
Red Deer, Alberta

MLS # A2205067



\$9 per sq.ft.

Division: Northlands Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,514 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.81 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

2,514 sq. ft. unit Has a reception area, 1 office, coffee area and washroom. The warehouse features approximately 1,864 square feet with a divided 50 by 25 foot service bay. There is a fenced compound, approximately 35 x 80 - 2,800 square feet, at the rear of the unit with shared parking in front of the building. Base Rent \$9.00 per sq. ft. per annum with escalations assuming 5 year lease. Additional/NNN Costs are approximately \$4.50 per sq. ft. for 2025.