



**GRASSROOTS**  
REALTY GROUP

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**7895 50 Avenue  
Red Deer, Alberta**

**MLS # A2209888**



**\$999,999**

**Division:** Northlands Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,209 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** to be determined

Prime Industrial Investment Opportunity &ndash; North Red Deer Located on a high-traffic main corridor in the heart of North Red Deer, this large industrial shop sits on a spacious 0.8-acre lot, offering excellent visibility and easy access for commercial operations. The building features ample space for warehousing, manufacturing, or industrial service use, with plenty of yard space for parking, equipment, or future expansion. Property highlights; Lot Size: 0.8 acres &ndash; ideal for maneuvering large vehicles or storing materials, Established Tenancy: Currently leased to a long-term tenant with a solid lease in place &ndash; tenant wishes to stay; Zoning: Industrial &ndash; supports a variety of commercial and industrial use. Great Stable income-generating property as the existing tenant has expressed strong interest in continuing their lease, providing a stable and long-term revenue stream for investors.